

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 53 Abeckett Road, Bunyip Vic 3815

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price

Median price \$500,000 House Unit Suburb or locality Bunyip

Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Chambers Rd BUNYIP 3815	\$690,000	29/10/2016
2	64 Hope St BUNYIP 3815	\$677,500	10/10/2016
3	114 Wattletree Rd BUNYIP 3815	\$655,000	22/03/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

53 Abeckett Road, Bunyip Vic 3815

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$695,000
Median House Price
Year ending September 2017: \$500,000

Comparable Properties



16 Chambers Rd BUNYIP 3815 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 29/10/2016
Rooms: 6
Property Type: House
Land Size: 6758 sqm approx



64 Hope St BUNYIP 3815 (REI)

Agent Comments



Price: \$677,500
Method: Private Sale
Date: 10/10/2016
Rooms: 7
Property Type: House
Land Size: 13759 sqm approx



114 Wattletree Rd BUNYIP 3815 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 22/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 14000 sqm approx