

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

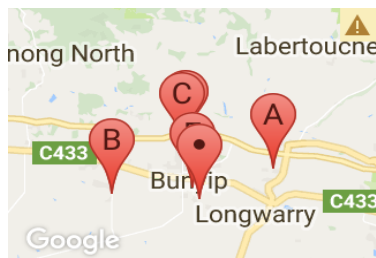
**125 BERRY LANE, BUNYIP, VIC 3815**

- 2 -

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$850,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE

**BUNYIP, VIC, 3815****Suburb Median Sale Price (House)****\$615,500**

01 October 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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

**49 JOHNSON ST, LONGWARRY, VIC 3816**

3 - 1 - 3

Sale Price**\$742,000**

Sale Date: 20/08/2017

Distance from Property: 4.2km

**179 THIRTEEN MILE RD, GARFIELD, VIC 3814**

5 - 3 - 6

Sale Price**\$1,402,500**

Sale Date: 16/10/2017

Distance from Property: 4.5km

**98 HOPE ST, BUNYIP, VIC 3815**

3 - 1 - 2

Sale Price****\$980,000**

Sale Date: 01/03/2018

Distance from Property: 3.1km

**This report has been compiled on 04/04/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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108 HOPE ST, BUNYIP, VIC 3815

 6  2  2

Sale Price

\$1,210,000

Sale Date: 06/11/2017

Distance from Property: 3.1km



41 BERRY LANE, BUNYIP, VIC 3815

 6  4  10

Sale Price

****\$1,600,000**

Sale Date: 29/11/2017

Distance from Property: 764m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

125 BERRY LANE, BUNYIP, VIC 3815

Indicative selling price

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

Single Price:

\$850,000

Median sale price

Median price

\$615,500

House

Unit

Suburb

BUNYIP

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
49 JOHNSON ST, LONGWARRY, VIC 3816	\$742,000	20/08/2017
179 THIRTEEN MILE RD, GARFIELD, VIC 3814	\$1,402,500	16/10/2017
98 HOPE ST, BUNYIP, VIC 3815	**\$980,000	01/03/2018
108 HOPE ST, BUNYIP, VIC 3815	\$1,210,000	06/11/2017

41 BERRY LANE, BUNYIP, VIC 3815	**\$1,600,000	29/11/2017
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