

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 JOLLEY ROAD BUNYIP VIC 3815

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Bunyip

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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 HILLTOP AVENUE BUNYIP VIC 3815	\$745,000	21-Nov-23
17 PRINCESS STREET BUNYIP VIC 3815	\$740,000	02-Mar-24
16 PRINCESS STREET BUNYIP VIC 3815	\$740,000	04-Oct-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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1 HILLTOP AVENUE BUNYIP VIC 3815

 3  2  2

Sold Price

\$745,000

Sold Date

21-Nov-23

Distance

0.94km



17 PRINCESS STREET BUNYIP VIC 3815

 3  1  2

Sold Price

\$740,000

Sold Date

02-Mar-24

Distance

1.03km



16 PRINCESS STREET BUNYIP VIC 3815

 3  1  4

Sold Price

Sold Date

04-Oct-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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