



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**9, Lot 1 Riverside Avenue,
BUNYIP 3815**

Indicative selling price

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

Range \$260,000 - \$280,000

Median sale price

Median for **BUNYIP** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$325,000

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 the most comparable to the property for sale.

5 Water Lily Road,
Bunyip 3815

Price **\$270,000** Sold 08
August 2019

30 Water Lily Road,
Bunyip 3815

Price **\$275,000** Sold 31 July
2019

3 Water Lily Road,
Bunyip 3815

Price **\$265,000** Sold 17 July
2019

This Statement of Information was prepared on 21st Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

LJ Hooker Pakenham

45 John Street,
Pakenham VIC 3810

Contact agents



Sam Paynter
LJ Hooker

03 5941 3355
0439 429 110

spaynter.pakenham@ljhooker.com.au

