# 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

105 Learmonth Street, Buninyong Vic 3357

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$742,500	Pro	operty Type	Hou	se		Suburb	Buninyong
Period - From	01/01/2024	to	31/12/2024		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	501 Barkly St BUNINYONG 3357	\$590,000	13/01/2025
2	114 Yarana Dr MOUNT HELEN 3350	\$600,000	05/09/2024
3	617 Hitchcock Rd BUNINYONG 3357	\$560,000	15/05/2024

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 18 months.

This Statement of Information was prepared on:

13/02/2025 11:25



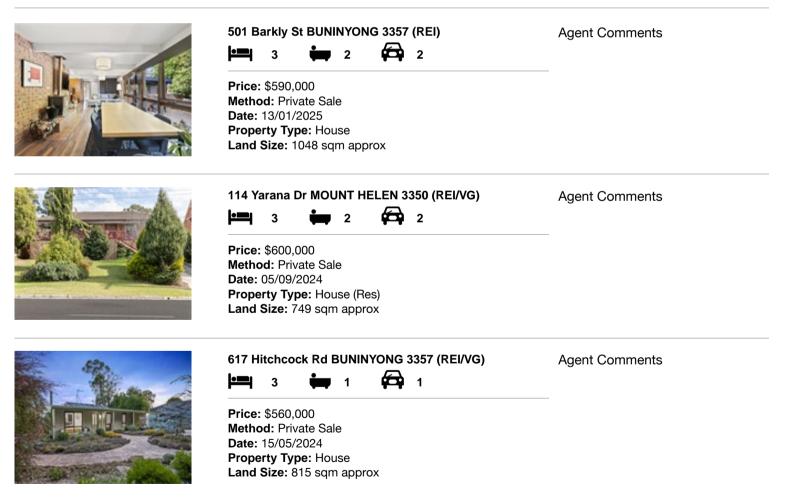






Property Type: House (Res) Land Size: 1143 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median House Price Year ending December 2024: \$742,500

# **Comparable Properties**



#### Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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