



4   2   6

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1092 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000  
**Median House Price**  
June quarter 2017: \$510,000

## Comparable Properties



**3 Winter St BUNINYONG 3357 (REI)**

**Agent Comments**

3   2   1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 02/06/2017  
**Rooms:** 4  
**Property Type:** House



**9 Sheoak Dr BUNINYONG 3357 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 13/12/2016  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 1390 sqm approx



**6c Callistemon Ct BUNINYONG 3357 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$539,000  
**Method:** Private Sale  
**Date:** 09/01/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1812 sqm approx

## 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

10 She-oak Drive, Buninyong Vic 3357

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$560,000

#### Median sale price

Median price

\$510,000

House

X

Suburb or locality

Buninyong

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

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.

Address of comparable property	Price	Date of sale
3 Winter St BUNINYONG 3357	\$595,000	02/06/2017
9 Sheoak Dr BUNINYONG 3357	\$550,000	13/12/2016
6c Callistemon Ct BUNINYONG 3357	\$539,000	09/01/2017