

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

2 Skewes Court, Buninyong Vic 3357

Indicative selling price

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

Range between \$535,000 & \$565,000

Median sale price

Median price \$535,000 House X Unit Suburb or locality Buninyong

Period - From 01/04/2017 to 31/03/2018 Source 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 eighteen 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	1 Pepper La BUNINYONG 3357	\$635,000	21/09/2017
2	9 Pepper La BUNINYONG 3357	\$610,000	23/09/2017
3	10 Sheoak Dr BUNINYONG 3357	\$560,000	03/08/2017

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 eighteen months.



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Rooms:**Property Type:** House (Res)**Land Size:** 960 sqm approx

Agent Comments

Set on a gorgeous 960m2 allotment (With side access & drive through garage), this high quality home is sure to delight. Hardwood floorboards, 3 living areas, huge alfresco, triple zoned heating/cooling & bush views are just some of the many advantages of this functional home. Consisting of 3 or 4 spacious bedrooms (WIR & Ensuite to Master), formal living, open plan kitchen (Smeg Appliances) dining and main living with the added benefit of an enclosed study nook, large rumpus room & a deck that can entertain a large number of guests all year round.

Comparable Properties

1 Pepper La BUNINYONG 3357 (VG)

Agent Comments

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Price: \$635,000**Method:** Sale**Date:** 21/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 996 sqm approx**9 Pepper La BUNINYONG 3357 (REI/VG)**

Agent Comments

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Price: \$610,000**Method:** Private Sale**Date:** 23/09/2017**Rooms:** 5**Property Type:** House**Land Size:** 880 sqm approx**10 Sheoak Dr BUNINYONG 3357 (REI/VG)**

Agent Comments

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Price: \$560,000**Method:** Private Sale**Date:** 03/08/2017**Rooms:** -**Property Type:** House**Land Size:** 1094 sqm approx