

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

2/314 Herriott Street, Buninyong Vic 3357

Indicative selling price

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

Range between

\$390,000

&

\$400,000

Median sale price

Median price

\$632,500

Property Type

House

Suburb

Buninyong

Period - From

01/04/2023

to

30/06/2023

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	209 Warrenheip St BUNINYONG 3357	\$502,000	01/07/2022
2	2/610 Somerville St BUNINYONG 3357	\$347,500	14/09/2022
3			

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.~~

This Statement of Information was prepared on:

18/08/2023 15:41



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$390,000 - \$400,000
Median House Price
June quarter 2023: \$632,500

Comparable Properties



209 Warrenheip St BUNINYONG 3357 (REI/VG) **Agent Comments**

 2  2  2

Price: \$502,000
Method: Private Sale
Date: 01/07/2022
Property Type: Townhouse (Single)
Land Size: 302 sqm approx



2/610 Somerville St BUNINYONG 3357 (VG) **Agent Comments**

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Price: \$347,500
Method: Sale
Date: 14/09/2022
Property Type: Flat/Unit/Apartment (Res)

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.