Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2/314 Herriott Street, Buninyong Vic 3357

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | /underquot | ting | | |
|-----------------|-------------------|------|--------------|--------|------------|------|--------|-----------|
| Range betweer | \$390,000 | | & | | \$400,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$632,500 | Pro | operty Type | Hou | se | | Suburb | Buninyong |
| Period - From | 01/04/2023 | to | 30/06/2023 | | 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Ad | dress 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









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



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)



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.

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





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Agent Comments