

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

209 Russell Street, Buninyong 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$260,000 & \$280,000

Median sale price

Median price \$288,750 Property type Land Suburb Buninyong

Period - From 01/12/2019 to 30/11/2020 Source Corelogic

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.

Address of comparable property	Price	Date of sale
102 – 116 Barkly Street, Buninyong 3357	\$310,000	06/10/2020
103B Warrenheip Street, Buninyong 3357	\$292,500	04/02/2020
512 Learmonth Street, Buninyong 3357	\$260,000	16/08/2019

This Statement of Information was prepared on: 17/12/2020