

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 Graham Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$482,500 House X Unit Suburb or locality Buninyong

Period - From 01/01/2018 to 31/12/2018 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		
2		
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.



Rooms: 6

Property Type: Land

Land Size: 818 sqm approx

Agent Comments

This stunning spacious and contemporary Sandstone family home will not disappoint. Including 4 bedrooms with WIR to master and BIR to two out of three remaining rooms. 2 spacious living rooms, one at the front of the home which could be used as a formal zone and an open plan kitchen/meals/living at the rear which has an abundance of natural light. The kitchen is well thought out and offers a huge amount of storage with stainless steel appliances, dishwasher, rang hood and electric induction cooktop.

Comparable Properties

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.