

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

4 Gumtree Court, Buninyong Vic 3357

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$235,000

Median sale price

Median price \$435,000 House X Unit Suburb or locality Buninyong

Period - From 01/07/2016 to 30/06/2017 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:
Property Type: Land
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price
\$235,000
Median House Price
Year ending June 2017: \$435,000

Fronting De Soza park, with its walking trails to the amenities of Buninyong, this vacant land holding offers the opportunity to build your dream home, in a dream location! Comprising 778sqm, the block is one of the last remaining land holdings within this boutique subdivision. With all services available, the property boasts a North facing aspect and beautiful views over the parklands.

Comparable Properties

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