

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	603 Herriott Street, Buninyong Vic 3357
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$785,000	&	\$810,000
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Median sale price

Median price	\$660,000	Hou	ıse X	Unit		Suburb	Buninyong
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6d Callistemon Ct BUNINYONG 3357	\$785,000	05/03/2018
2	888 Somerville St BUNINYONG 3357	\$770,000	02/02/2018
3	7a Herriott St BUNINYONG 3357	\$710,000	19/03/2018

OR

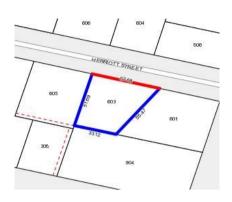
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 2224 sqm approx

Agent Comments

Indicative Selling Price \$785,000 - \$810,000 Median House Price March quarter 2018: \$660,000

Comparable Properties



6d Callistemon Ct BUNINYONG 3357 (REI)

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Price: \$785,000 **Method:** Private Sale **Date:** 05/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 3846 sqm approx

Agent Comments











Price: \$770,000 Method: Private Sale Date: 02/02/2018 Rooms: 5

Property Type: House Land Size: 60705 sqm approx **Agent Comments**









Price: \$710,000 **Method:** Private Sale **Date:** 19/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 3176 sqm approx

Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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