

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

603 Herriott Street, Buninyong Vic 3357

Indicative selling price

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

Range between

\$785,000

&

\$810,000

Median sale price

Median price

\$660,000

House

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.



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)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 05/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 3846 sqm approx



888 Somerville St BUNINYONG 3357 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 02/02/2018

Rooms: 5

Property Type: House

Land Size: 60705 sqm approx



7a Herriott St BUNINYONG 3357 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 3176 sqm approx