



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 34 Flanagans Lane, BUNINYONG 3357

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$610,000 - \$635,000**

#### Median sale price

Median **House** for **BUNINYONG** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$520,000**

#### Comparable property sales

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 the most comparable to the property for sale.

**613 Barkly Street,**  
Buninyong 3357

**Price \$620,000** Sold 24 May  
2019

**14 Herriott Street,**  
Buninyong 3357

**Price \$640,000** Sold 22 May  
2019

**603 Simpson Street,**  
Buninyong 3357

**Price \$641,000** Sold 10  
October 2018

This Statement of Information was prepared on 16th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Buninyong

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#### Contact agents



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