

## 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

206 Cathcart Street, Buninyong Vic 3357

#### Indicative selling price

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

Range between \$510,000 & \$525,000

#### Median sale price

Median price \$432,000 House X Unit Suburb Buninyong

Period - From 01/10/2016 to 30/09/2017 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	6c Callistemon Ct BUNINYONG 3357	\$539,000	09/01/2017
2	11 Learmonth St BUNINYONG 3357	\$529,000	02/12/2016
3	13 Learmonth St BUNINYONG 3357	\$510,000	22/05/2017

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:** Land (Res)

**Land Size:** 800 sqm approx

Agent Comments

## Comparable Properties



**6c Callistemon Ct BUNINYONG 3357 (REI/VG)** Agent Comments



**Price:** \$539,000

**Method:** Private Sale

**Date:** 09/01/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 1812 sqm approx



**11 Learmonth St BUNINYONG 3357 (REI/VG)** Agent Comments



**Price:** \$529,000

**Method:** Private Sale

**Date:** 02/12/2016

**Rooms:** 5

**Property Type:** House

**Land Size:** 1011 sqm approx



**13 Learmonth St BUNINYONG 3357 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 22/05/2017

**Rooms:** -

**Property Type:** House (Res)