

## 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

14 Herriott 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 \$650,000 & \$670,000

### 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	7a Herriott St BUNINYONG 3357	\$710,000	19/03/2018
2	8 Delaland Av BUNINYONG 3357	\$620,000	25/01/2018
3	908 Lal Lal St BUNINYONG 3357	\$610,000	31/01/2018

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.

14 Herriott Street, Buninyong Vic 3357

Chris Gladman  
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**Indicative Selling Price**

\$650,000 - \$670,000

**Median House Price**

March quarter 2018: \$660,000



 4    2    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 1016 sqm approx

Agent Comments

## Comparable Properties



**7a Herriott St BUNINYONG 3357 (REI)**

Agent Comments

 4    3    4

**Price:** \$710,000

**Method:** Private Sale

**Date:** 19/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 3176 sqm approx



**8 Delaland Av BUNINYONG 3357 (VG)**

Agent Comments

 3    -    -

**Price:** \$620,000

**Method:** Sale

**Date:** 25/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1088 sqm approx



**908 Lal Lal St BUNINYONG 3357 (REI/VG)**

Agent Comments

 4    2    3

**Price:** \$610,000

**Method:** Private Sale

**Date:** 31/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 688 sqm approx