

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

411 Buninyong-Mount Mercer Road, Durham Lead Vic 3352

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price*

Median price

Property Type

Suburb

Durham Lead

Period - From

to

Source

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

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	74 Mount Buninyong Rd BUNINYONG 3357	\$1,350,000	18/11/2021
2	7068 Midland Hwy BUNINYONG 3357	\$1,250,000	28/05/2021
3	44 Misty La DURHAM LEAD 3352	\$1,200,000	03/11/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

30/11/2021 12:34

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

411 Buninyong-Mount Mercer Road, Durham Lead Vic 3352



Trevor Petrie

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Indicative Selling Price

\$1,400,000 - \$1,500,000

No median price available



5 2 6

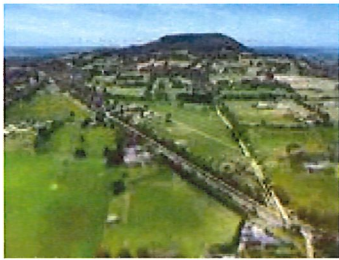
Rooms: 9

Property Type: House

Land Size: 40760 m2 sqm approx

Agent Comments

Comparable Properties



74 Mount Buninyong Rd BUNINYONG 3357 (REI)

Agent Comments

4 2 2

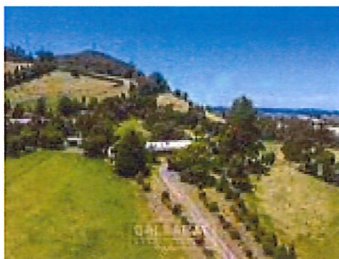
Price: \$1,350,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 40500 sqm approx



7068 Midland Hwy BUNINYONG 3357 (REI/VG)

Agent Comments

4 2 7

Price: \$1,250,000

Method: Private Sale

Date: 28/05/2021

Property Type: House (Res)

Land Size: 40000 sqm approx



44 Misty La DURHAM LEAD 3352 (REI)

Agent Comments

4 2 6

Price: \$1,200,000

Method: Private Sale

Date: 03/11/2021

Property Type: House

Land Size: 134200 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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