

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

603 Simpson Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$630,000

&

\$650,000

Median sale price

Median price \$535,000

House

X

Unit

Suburb or locality

Buninyong

Period - From 01/07/2017

to

30/06/2018

Source REIV

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 eighteen 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	208 Hedrick St BUNINYONG 3357	\$660,000	17/05/2018
2	203 Inglis St BUNINYONG 3357	\$610,000	15/01/2018
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 five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: House (Res)

Land Size: 2163 sqm approx

Agent Comments

Comparable Properties



208 Hedrick St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 17/05/2018

Rooms: 5

Property Type: House

Land Size: 1779 sqm approx



203 Inglis St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 15/01/2018

Rooms: 5

Property Type: House

Land Size: 1518 sqm approx



908 Lal Lal St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 31/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 688 sqm approx