

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

7 Forest Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$690,000

&

\$720,000

Median sale price

Median price \$717,500

Property Type House

Suburb Buninyong

Period - From 01/01/2021

to 31/12/2021

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 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	507 Eyre St BUNINYONG 3357	\$720,000	19/10/2021
2	903 Cornish St BUNINYONG 3357	\$685,000	13/09/2021
3	302 Winter St BUNINYONG 3357	\$675,000	10/12/2021

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:

28/03/2022 17:08

7 Forest Street, Buninyong Vic 3357



Scott Petrie

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Indicative Selling Price

\$690,000 - \$720,000

Median House Price

Year ending December 2021: \$717,500



3 1 2

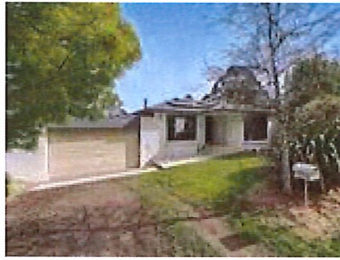
Rooms: 5

Property Type: House

Land Size: 1137 sqm approx

Agent Comments

Comparable Properties



507 Eyre St BUNINYONG 3357 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000

Method: Private Sale

Date: 19/10/2021

Property Type: House

Land Size: 1012 sqm approx



903 Cornish St BUNINYONG 3357 (REI/VG)

Agent Comments

4 2 3

Price: \$685,000

Method: Private Sale

Date: 13/09/2021

Property Type: House (Res)

Land Size: 1153 sqm approx



302 Winter St BUNINYONG 3357 (VG)

Agent Comments

3 - -

Price: \$675,000

Method: Sale

Date: 10/12/2021

Property Type: House (Res)

Land Size: 1012 sqm approx

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



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