

# 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

507 Cornish 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)

Single price \$465,000

### Median sale price

Median price \$710,000

Property Type House

Suburb Buninyong

Period - From 01/10/2023

to 31/12/2023

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	18 Simpson St BUNINYONG 3357	\$545,000	16/12/2022
2	202 Barkly St BUNINYONG 3357	\$460,000	02/10/2023
3	504 Palmerston St BUNINYONG 3357	\$415,000	25/05/2023

**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:

17/01/2024 12:11



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$465,000  
**Median House Price**  
December quarter 2023: \$710,000

## Comparable Properties



**18 Simpson St BUNINYONG 3357 (REI/VG)**

Agent Comments



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 16/12/2022  
**Property Type:** Land  
**Land Size:** 1012 sqm approx



**202 Barkly St BUNINYONG 3357 (VG)**

Agent Comments



**Price:** \$460,000  
**Method:** Sale  
**Date:** 02/10/2023  
**Property Type:** Land  
**Land Size:** 1022 sqm approx



**504 Palmerston St BUNINYONG 3357 (VG)**

Agent Comments



**Price:** \$415,000  
**Method:** Sale  
**Date:** 25/05/2023  
**Property Type:** Land  
**Land Size:** 1017 sqm approx

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