

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

902 Cornish Street, Buninyong 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$395,000 & \$420,000

Median sale price

Median price

\$485,000

Property type

House

Suburb

Buninyong

Period - From

01/12/2018

to

30/11/19

Source

Corelogic

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
311 Simpson Street, Buninyong 3357	\$410,000	16/10/2019
302 Palmerston Street, Buninyong 3357	\$420,000	07/08/2019
124Rathkeale Avenue, Mount Helen 3350	\$410,000	08/04/2019

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: 09/12/2019