

# 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 501 Barkly Street, Buninyong Vic 3357  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000 & \$620,000

### Median sale price

Median price \$735,000 Property Type House Suburb Buninyong

Period - From 11/11/2023 to 10/11/2024 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	301 Simpson St BUNINYONG 3357	\$620,000	27/08/2024
2	603 Hitchcock Rd BUNINYONG 3357	\$640,000	10/05/2024
3	502 Palmerston St BUNINYONG 3357	\$610,000	02/02/2024

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: 11/11/2024 17:21

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**Indicative Selling Price**

\$610,000 - \$620,000

**Median House Price**

11/11/2023 - 10/11/2024: \$735,000



**Rooms:** 7

**Property Type:** House

**Land Size:** 1048 sqm approx

Agent Comments

## Comparable Properties



**301 Simpson St BUNINYONG 3357 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** House

**Land Size:** 562 sqm approx



**603 Hitchcock Rd BUNINYONG 3357 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** House

**Land Size:** 941 sqm approx



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

Agent Comments



**Price:** \$610,000

**Method:** Sale

**Date:** 02/02/2024

**Property Type:** House (Res)

**Land Size:** 996 sqm approx

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