

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

202 Inglis Street, Buninyong Vic 3357

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$595,000

Property Type

House

Suburb

Buninyong

Period - From

27/08/2019

to

26/08/2020

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 | 35 Recreation Rd MOUNT CLEAR 3350 | \$360,000 | 03/06/2020 |
| 2 | 10 Wirilda Ct MOUNT HELEN 3350 | \$347,500 | 19/12/2019 |
| 3 | 307 Eyre St BUNINYONG 3357 | \$340,000 | 24/10/2019 |

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:

27/08/2020 11:38



Property Type: House (Previously Occupied - Detached)
Land Size: 674 sqm approx
 Agent Comments

Indicative Selling Price
 \$340,000

Median House Price
 27/08/2019 - 26/08/2020: \$595,000

Comparable Properties



35 Recreation Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 03/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 690 sqm approx



10 Wirilda Ct MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$347,500
Method: Private Sale
Date: 19/12/2019
Rooms: 3
Property Type: House
Land Size: 774 sqm approx



307 Eyre St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 24/10/2019
Property Type: House (Res)
Land Size: 850 sqm approx