

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 and
postcode

3/309 WARRENHEIP STREET BUNINYONG VIC 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

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Land

Suburb

Buninyong

Period-from

01 Jan 2024

to

31 Dec 2024

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

510 PALMERSTON STREET BUNINYONG VIC 3357	\$300,000	18-Apr-24
12 SOBEY STREET MOUNT HELEN VIC 3350	\$250,000	31-Oct-24
34 CHATHAM AVENUE MOUNT HELEN VIC 3350	\$300,000	28-Nov-23

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: 24 January 2025

McGrath

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510 PALMERSTON STREET BUNINYONG VIC 3357

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Sold Price **\$300,000** Sold Date **18-Apr-24**

Distance **0.43km**



12 SOBEY STREET MOUNT HELEN VIC 3350

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Sold Price **\$250,000** Sold Date **31-Oct-24**

Distance **2.3km**



34 CHATHAM AVENUE MOUNT HELEN VIC 3350

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Sold Price **\$300,000** Sold Date **28-Nov-23**

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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