

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

108 Barkly Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price \$422,500 Property Type Vacant land Suburb Buninyong

Period - From 08/04/2021 to 07/04/2022 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 eighteen 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	Lot 2/603 Cathcart St BUNINYONG 3357	\$525,000	24/03/2022
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on: 08/04/2022 16:38



Property Type: Land
Land Size: 1564 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$544,500
Median Land Price
08/04/2021 - 07/04/2022: \$422,500

Comparable Properties

Lot 2/603 Cathcart St BUNINYONG 3357 (REI) **Agent Comments**



Price: \$525,000
Method: Private Sale
Date: 24/03/2022
Property Type: Land (Res)
Land Size: 850 sqm approx

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 eighteen months.