



**Property Type:** Land  
**Land Size:** 120700 sqm approx

**Agent Comments**

Vacant land with farming improvements including 6 paddocks, hay shed, lock up machinery/workshop, bore, troughs, concrete tank. AMAZING VIEWS, UNDULATING, CREEK, SUBDIVISIONAL OPPORTUNITY -- PRICE IS PLUS GST IF APPLICABLE

**Indicative Selling Price**  
\$780,000 - \$820,000

PLUS GST IF APP.

**Median Land Price**

23/03/2020 - 22/03/2021: \$350,000

## Comparable Properties



**12 Nashs Rd BUNINYONG 3357 (REIVG)**

**Agent Comments**



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 18/09/2020  
**Property Type:** Land  
**Land Size:** 10000 sqm approx

**Hendersons La BUNINYONG 3357 (VG)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Sale  
**Date:** 14/05/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 40080 sqm approx

**92 Nicholsons Rd DURHAM LEAD 3352 (VG)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Sale  
**Date:** 01/07/2020  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 38962 sqm approx

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

Lot 1 Buninyong-Mount Mercer Road, Buninyong Vic 3357

**Indicative selling price**

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

Range between \$780,000

&

\$820,000

+ GST IF APPLICABLE

**Median sale price**

Median price \$350,000

Property Type Vacant land

Suburb Buninyong

Period - From 23/03/2020

to 22/03/2021

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	12 Nashs Rd BUNINYONG 3357	\$655,000	18/09/2020
2	Hendersons La BUNINYONG 3357	\$600,000	14/05/2020
3	92 Nicholsons Rd DURHAM LEAD 3352	\$515,000	01/07/2020

**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:

23/03/2021 15:52