

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

10/405 Eyre Street, Buninyong, 3357

### Indicative selling price

\$ 255,000 - \$275,000

Range between

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

### Median sale price

Median price  
\$ 502,000

House

\*Delete house or unit as applicable

Suburb  
BUNINYONG

Period  
15/06/2018 - 12/12/2018

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



1007 WARRENHEIP STREET  
BUNINYONG

2 1 1

Normal Sale \$270,000  
Date Sold 21/09/2018  
Land 942 sqm



615 EYRE STREET  
BUNINYONG

2 2 2

Normal Sale \$255,000  
Date Sold 28/07/2018  
Land 534.29281252089 sqm



5/415 LEARMONTH STREET  
BUNINYONG

2 1 1

Normal Sale \$245,000  
Date Sold 25/09/2018  
Land 273.44677734375 sqm