

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

301 Russell Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$345,000

&

\$355,000

Median sale price

Median price \$535,000

House

X

Unit

Suburb or locality

Buninyong

Period - From 01/04/2017

to

31/03/2018

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	805 Cornish St BUNINYONG 3357	\$369,000	07/07/2017
2	303 Herriott St BUNINYONG 3357	\$355,000	07/11/2017
3	1209 Warrenheip St BUNINYONG 3357	\$335,000	12/12/2017

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.

Brooke Reynolds

53292500

0407292506

breynolds@hockingstuart.com.au

Indicative Selling Price

\$345,000 - \$355,000

Median House Price

Year ending March 2018: \$535,000



3
 1
 2

Rooms:**Property Type:** House**Land Size:** 694 sqm approx

Agent Comments

This very solid brick home in the quiet streets of Buninyong has a lot to offer the astute home owner, investor or someone looking to complete a further renovation. Offering 3 good sized bedrooms all with robes, generous size open plan lounge with glass sliding doors, second living space or ideal study area, kitchen and meals. The property has a large bathroom and second shower room, and separate toilet. The home has recently been painted and re-carpeted and updated, still offering lots of scope to further enhance. Externally the home offers great access being on a corner block.

Comparable Properties

805 Cornish St BUNINYONG 3357 (VG)

Agent Comments

3
 -
 -

Price: \$369,000**Method:** Sale**Date:** 07/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1012 sqm approx**303 Herriott St BUNINYONG 3357 (REI/VG)**

Agent Comments

3
 1
 2

Price: \$355,000**Method:** Private Sale**Date:** 07/11/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 1011 sqm approx**1209 Warrenheip St BUNINYONG 3357 (VG)**

Agent Comments

3
 -
 -

Price: \$335,000**Method:** Sale**Date:** 12/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 625 sqm approx