

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality andpostcode 301 Russell Street, Buninyong Vic 3357										
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	tween \$345,000		&		\$	\$355,000				
Median sale price										
Median price	\$535,000	Hou	use	Х	Unit	ŧ		Suburb or locality	Buninyong	
Period - From	01/04/2017	to	31/0	03/2018		;	Source	REIV		

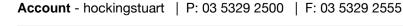
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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Indicative Selling Price \$345,000 - \$355,000 **Median House Price** Year ending March 2018: \$535,000





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)

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Price: \$369,000 Method: Sale Date: 07/07/2017

Rooms: -

Property Type: House (Res) Land Size: 1012 sqm approx







Method: Private Sale Date: 07/11/2017

Property Type: House (Res)

303 Herriott St BUNINYONG 3357 (REI/VG)



Rooms: 4

Land Size: 1011 sqm approx







1209 Warrenheip St BUNINYONG 3357 (VG)

Price: \$335,000 Method: Sale Date: 12/12/2017

Rooms: -Property Type: House (Res) Land Size: 625 sqm approx

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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