

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

109 Forest Street, Buninyong Vic 3357

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$515,000

Median sale price

Median price \$435,000

House

X

Unit

Suburb Buninyong

Period - From 01/07/2016

to

30/06/2017

Source REIV

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

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	13 Learmonth St BUNINYONG 3357	\$510,000	22/05/2017
2	13 Coxall St BUNINYONG 3357	\$488,000	31/05/2017
3	1 Redwood Ct MOUNT HELEN 3350	\$470,000	25/05/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4 2 2

Rooms: 6

Property Type: House (New - Detached)

Land Size: 1007 sqm approx

Agent Comments

Overlooking the Buninyong recreation reserve, this immaculately presented home is also in close proximity to the swimming pool, and the many amenities of the Buninyong township. Completed in 2015, the near new home boasts a clean modern style, and comprises four bedrooms, including a master with walk in robe and ensuite. The main open plan living zone incorporates the lounge and meals areas, a well equipped kitchen (boasting stone bench-tops, walk in pantry and stainless steel appliances), plus there is a separate living area located at the front of the home.

Comparable Properties



13 Learmonth St BUNINYONG 3357 (REI)

Agent Comments

4 2 4

Price: \$510,000

Method: Private Sale

Date: 22/05/2017

Rooms: -

Property Type: House (Res)



13 Coxall St BUNINYONG 3357 (REI)

Agent Comments

4 2 2

Price: \$488,000

Method: Private Sale

Date: 31/05/2017

Rooms: 5

Property Type: House

Land Size: 924 sqm approx



1 Redwood Ct MOUNT HELEN 3350 (REI/VG)

Agent Comments

4 2 4

Price: \$470,000

Method: Private Sale

Date: 25/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 770 sqm approx