

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 | 207 Cathcart Street, Buninyong Vic 3357 |
|---|---|

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

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 | 206 Cathcart St BUNINYONG 3357 | \$497,000 | 20/11/2017 |
| 2 | 8 Hedrick St BUNINYONG 3357 | \$400,000 | 06/07/2018 |
| 3 | 631 Hitchcock Rd BUNINYONG 3357 | \$370,000 | 16/04/2018 |

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



206 Cathcart St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$497,000

Method: Private Sale

Date: 20/11/2017

Rooms: -

Property Type: House

Land Size: 800 sqm approx



8 Hedrick St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 06/07/2018

Rooms: 4

Property Type: House

Land Size: 991 sqm approx



631 Hitchcock Rd BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 16/04/2018

Rooms: 4

Property Type: House

Land Size: 847 sqm approx