

## 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	621 Hitchcock Road, Buninyong Vic 3357
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### Indicative selling price

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

Single price \$520,000

### Median sale price

Median price	\$535,000	House	X	Unit		Suburb	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 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	505 Simpson St BUNINYONG 3357	\$520,000	22/12/2017
2	3 Logan Ct MOUNT HELEN 3350	\$505,000	11/04/2018
3	502 Fiskens St BUNINYONG 3357	\$502,000	18/12/2017

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 775 sqm approx

Agent Comments

## Comparable Properties



**505 Simpson St BUNINYONG 3357 (VG)**

Agent Comments



**Price:** \$520,000

**Method:** Sale

**Date:** 22/12/2017

**Rooms:** -

**Property Type:** House (Res)



**3 Logan Ct MOUNT HELEN 3350 (REI)**

Agent Comments



**Price:** \$505,000

**Method:** Private Sale

**Date:** 11/04/2018

**Rooms:** -

**Property Type:** House (Res)



**502 Fisken St BUNINYONG 3357 (REI/VG)**

Agent Comments



**Price:** \$502,000

**Method:** Private Sale

**Date:** 18/12/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 842 sqm approx