

# 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

4 Gainer Lane, Buninyong Vic 3357

### Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

### Median sale price

Median price

\$750,250

Property Type

House

Suburb

Buninyong

Period - From

01/07/2022

to

30/06/2023

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 18 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	80 Aubreys Rd MAGPIE 3352	\$1,850,000	12/04/2022
2	122 Fiskens Rd MOUNT HELEN 3350	\$1,720,000	09/04/2022
3	426 Scotchmans Lead Rd NAPOLEONS 3352	\$1,580,000	07/08/2023

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 18 months.~~

This Statement of Information was prepared on:

13/02/2024 19:25



**Property Type:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 46800 sqm approx

Agent Comments

## Comparable Properties



**80 Aubreys Rd MAGPIE 3352 (REI/VG)**

Agent Comments



**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 12/04/2022

**Property Type:** House

**Land Size:** 40468.60 sqm approx



**122 Fisken Rd MOUNT HELEN 3350 (REI/VG)**

Agent Comments



**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 09/04/2022

**Property Type:** House

**Land Size:** 40400 sqm approx



**426 Scotchmans Lead Rd NAPOLEONS 3352 (REI)**

Agent Comments



**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 07/08/2023

**Property Type:** House

**Land Size:** 22300 sqm approx