

## 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

303 Herriott Street, Buninyong Vic 3357

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

Range between \$360,000

&amp;

\$380,000

**Median sale price**

Median price \$435,000

House

X

Unit

Suburb or locality 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 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 | 4 Herriott St BUNINYONG 3357     | \$388,000 | 24/03/2017   |
| 2 | 305 Palmerston St BUNINYONG 3357 | \$360,000 | 04/05/2017   |
| 3 | 15 Nolan St BUNINYONG 3357       | \$349,000 | 12/09/2016   |

**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:** 2**Property Type:** House**Land Size:** 1014.056 sqm approx

Agent Comments

**Indicative Selling Price**

\$360,000 - \$380,000

**Median House Price**

Year ending June 2017: \$435,000

Located within walking distance to the Buninyong Primary School, and the many amenities of the Buninyong township, this neatly presented brick veneer home will impress upon your inspection. The home just had a substantial renovation and now boasts a brand new kitchen, polished timber floors, new carpets and fresh paint throughout. Spaces include three bedrooms, a bathroom, and open plan living zones, The kitchen features stainless steel appliances (including a dishwasher) and there is laundry adjacent. Outside there is a generous block of 1014sqm (approx.) and a double garage.

## Comparable Properties

**4 Herriott St BUNINYONG 3357 (REI/VG)**

Agent Comments

**Price:** \$388,000**Method:** Private Sale**Date:** 24/03/2017**Rooms:** -**Property Type:** House**Land Size:** 1000 sqm approx**305 Palmerston St BUNINYONG 3357 (REI)**

Agent Comments

**Price:** \$360,000**Method:** Private Sale**Date:** 04/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1000 sqm approx**15 Nolan St BUNINYONG 3357 (REI/VG)**

Agent Comments

**Price:** \$349,000**Method:** Private Sale**Date:** 12/09/2016**Rooms:** 4**Property Type:** House**Land Size:** 306 sqm approx