

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 7 Sheoak Drive Buninyong

**Indicative selling price**

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$725,000 & \$755,000

**Median sale price**

Median price: \$400,075 House Suburb: Buninyong  
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

**Comparable property sales**

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.

**301 Scott St  
BUNINYONG**

4 2

'Jeffcott was built in 1872 and is full of charm and character.  
Once known as a doctors surgery and home to a district

**Sold by Private Sale \$725,000**  
**Date Sold 24/11/2017**  
**Land 1,214 SqM**

**16-30 South Imperial Rd  
BUNINYONG**

**Sold by Private Sale \$761,000**  
**Date Sold 11/12/2017**

**6d Callistemon Ct  
BUNINYONG**

3 2 8

Properties like these don't come around often. Positioned in a  
quiet and tranquil cul-de-sac with almost an acre of superbly

**Sold by Private Sale \$785,000**  
**Date Sold 05/03/2018**  
**Land 3,846 SqM**