

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale												
Address Including suburb and postcode		1008 Warrenheip Street, Buninyong Vic 3357										
Indicative sell	ing pric	e:e										
For the meaning	of this p	rice see	consi	umer.	vic.gov.	au/u	nder	quoting				
Range betwee	n \$375,0	000			&		\$395	5,000				
Median sale price												
Median price	\$495,00	0	Hous	se	Х	Un	nit			Suburb	Buninyong	
Period - From	01/04/2	018	to	31/03	3/2019			Source	REIV			

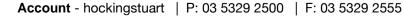
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	402 Eyre St BUNINYONG 3357	\$412,000	15/12/2018
2	510 Forest St BUNINYONG 3357	\$392,000	20/02/2019
3	305 Palmerston St BUNINYONG 3357	\$380,000	03/02/2019

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.







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Indicative Selling Price \$375,000 - \$395,000 **Median House Price** Year ending March 2019: \$495,000





Rooms:

Property Type:

Land Size: 1257 sqm approx

Agent Comments

Beautifully presented this humble brick home offers 3 generous sized bedrooms, central bathroom with separate shower and bath, separate toilet, well proportioned living room with gas heating and split system cooling and an open plan kitchen/meals area. This property offers a blank canvas of 1257m2 with a large concrete floor shed and good fencing. The home is well loved by the one owner in the ever popular township of Buninyong.

Comparable Properties



402 Eyre St BUNINYONG 3357 (REI/VG)

Price: \$412,000 Method: Auction Sale Date: 15/12/2018

Rooms: 4

Property Type: House (Res) Land Size: 1012 sqm approx

510 Forest St BUNINYONG 3357 (REI/VG)





Price: \$392,000 Method: Private Sale Date: 20/02/2019

Rooms: -

Property Type: House

Land Size: 1012 sqm approx



305 Palmerston St BUNINYONG 3357 (REI/VG) Agent Comments



Price: \$380,000 Method: Private Sale Date: 03/02/2019

Rooms: -

= 3

Property Type: House (Res) Land Size: 1000 sqm approx

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Agent Comments

Agent Comments