

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 1008 Warrenheip Street, Buninyong Vic 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$375,000 & \$395,000

Median sale price

Median price \$495,000 House X Unit Suburb Buninyong

Period - From 01/04/2018 to 31/03/2019 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.

| | Address 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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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)**

Agent Comments

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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)**

Agent Comments

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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

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Price: \$380,000**Method:** Private Sale**Date:** 03/02/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 1000 sqm approx