

## 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

7a 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 \$690,000

&

\$740,000

#### Median sale price

Median price \$479,000

House

X

Unit

Suburb or locality

Buninyong

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

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:** 5

**Property Type:** House (Res)

**Land Size:** 3176 sqm approx

Agent Comments

Offering an elevated position with stunning views, this quality family home is set on a spacious 3176sqm (3/4 acre) block. With nearby amenities including the primary school, botanic gardens and the Buninyong township, there is also easy access to Ballarat and Geelong via the Midland Hwy. The master bedroom includes a walk-in robe and ensuite and next door is a home office or 5th bedroom options. All remaining bedroom offer spacious proportions, and most have built in storage.

## Comparable Properties

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.