

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 and
postcode

1/102 Warrenheip Street, Buninyong, Vic 3357

Indicative selling price

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

Single price \$599,990

Median sale price

Median price

\$680,000

Property type

House

Suburb

Buninyong

Period - From

01/03/2023

to

29/02/2024

Source



PropTrack

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
631 Hitchcock road, Buninyong, VIC 3357	\$665,000	24/10/2023
305 Scott Street, Buninyong, VIC 3357	\$675,000	27/09/2023
510 Simpson Street, Buninyong, VIC 3357	\$615,000	15/09/2023

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.

This Statement of Information was prepared on: 05/03/2024