

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

11 Forest Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$750,000 & \$760,000

Median sale price

Median price \$712,500 Property Type House Suburb Buninyong

Period - From 27/02/2023 to 26/02/2024 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 18 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	5 Sobey St MOUNT HELEN 3350	\$793,000	21/09/2023
2	201 Yendon No 1 Rd BUNINYONG 3357	\$750,000	09/01/2023
3	6881 Midland Hwy SCOTSBURN 3352	\$740,000	27/10/2022

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 18 months.~~

This Statement of Information was prepared on:

27/02/2024 09:15



3 2 4

Property Type: House

Land Size: 2030 sqm approx

Agent Comments

Comparable Properties



5 Sobey St MOUNT HELEN 3350 (REI)

Agent Comments

3 2 2

Price: \$793,000

Method: Private Sale

Date: 21/09/2023

Property Type: House

Land Size: 1246 sqm approx



201 Yendon No 1 Rd BUNINYONG 3357 (REI/VG)

Agent Comments

3 2 4

Price: \$750,000

Method: Private Sale

Date: 09/01/2023

Property Type: House (Res)

Land Size: 10000 sqm approx



6881 Midland Hwy SCOTSBURN 3352 (REI/VG) **Agent Comments**

3 2 2

Price: \$740,000

Method: Private Sale

Date: 27/10/2022

Property Type: House (Res)

Land Size: 2700 sqm approx