

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

12 Ramage Road, Buninyong Vic 3357

Indicative selling price

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

Single price \$330,000

Median sale price*

Median price

House

Unit

Suburb

Buninyong

Period - From

to

Source

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		
2		
3		

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 19771 sqm approx

Agent Comments

Indicative Selling Price

\$330,000

No median price available

Often sought but rarely found, this 5 acre land holding is located in the popular Buninyong/Navigators precinct. The land has approved planning permits for a dwelling and fronts both Ramage Rd and Yankee Flat Rd. There is a cleared section at the front of the property, with the remaining land comprising of native bushland. Electricity also runs through the front of the block. With similar land holding in short supply, contact Phil Hayward on 0419 107 112 for further details.

Comparable Properties

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