

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 501 Barkly Street, Buninyong Vic 3357
Including suburb or locality and postcode

Indicative selling price

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

Range between \$590,000 & \$610,000

Median sale price

Median price \$706,000 Property Type House Suburb Buninyong

Period - From 01/10/2023 to 30/09/2024 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	502 Palmerston St BUNINYONG 3357	\$610,000	02/02/2024
2	18 Simpson St BUNINYONG 3357	\$600,000	07/11/2023
3	612 Barkly St BUNINYONG 3357	\$605,000	06/11/2023

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 18 months.~~

This Statement of Information was prepared on: 06/01/2025 10:00



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Property Type: House
Land Size: 1048 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$610,000
Median House Price
Year ending September 2024: \$706,000

Comparable Properties



502 Palmerston St BUNINYONG 3357 (VG)

Agent Comments

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Price: \$610,000
Method: Sale
Date: 02/02/2024
Property Type: House (Res)
Land Size: 996 sqm approx



18 Simpson St BUNINYONG 3357 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 07/11/2023
Property Type: House
Land Size: 1012 sqm approx



612 Barkly St BUNINYONG 3357 (REI/VG)

Agent Comments

3 1 2

Price: \$605,000
Method: Private Sale
Date: 06/11/2023
Property Type: House
Land Size: 863 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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