

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

LOT 102, 3 STRAWBERRY GLEN LANE BUNINYONG VIC 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Other

Suburb

Buninyong

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

7208 MIDLAND HIGHWAY BUNINYONG VIC 3357	\$800,000	05-Nov-22
LOT 3 SANDYS HILL ROAD DURHAM LEAD VIC 3352	\$500,000	26-Feb-22
SOMERVILLE STREET BUNINYONG VIC 3357	\$580,000	05-Sep-22

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: 07 March 2023



**7208 MIDLAND HIGHWAY
BUNINYONG VIC 3357**

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Sold Price

\$800,000

Sold Date **05-Nov-22**

Distance

1.13km



**LOT 3 SANDYS HILL ROAD
DURHAM LEAD VIC 3352**

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Sold Price

\$500,000

Sold Date **26-Feb-22**

Distance

1.99km



**SOMERVILLE STREET BUNINYONG
VIC 3357**

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Sold Price

\$580,000

Sold Date **05-Sep-22**

Distance

2.9km

RS = Recent sale

UN = Undisclosed Sale

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