

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

201 YENDON NO 1 ROAD 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

House

Suburb

Buninyong

Period-from

01 Nov 2021

to

31 Oct 2022

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

150 POUND CREEK ROAD NAVIGATORS VIC 3352	\$845,000	27-Jun-22
622 NAVIGATORS ROAD NAVIGATORS VIC 3352	\$875,000	05-Aug-22
2129 GEELONG ROAD MOUNT HELEN VIC 3350	\$880,000	28-Jan-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: 08 November 2022



150 POUND CREEK ROAD
NAVIGATORS VIC 3352

 4  1  6

Sold Price

\$845,000

Sold Date

27-Jun-22

Distance

1.45km



622 NAVIGATORS ROAD
NAVIGATORS VIC 3352

 -  -  -

Sold Price

\$875,000

Sold Date

05-Aug-22

Distance

2.18km



2129 GEELONG ROAD MOUNT
HELEN VIC 3350

 4  2  5

Sold Price

\$880,000

Sold Date

28-Jan-22

Distance

4.28km

RS = Recent sale

UN = Undisclosed Sale

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