

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

605 Cornish Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$615,000 & \$665,000

Median sale price

Median price \$691,000 Property Type House Suburb Buninyong

Period - From 01/10/2020 to 30/09/2021 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	106 Palmerston St BUNINYONG 3357	\$640,000	25/09/2020
2	608 Barkly St BUNINYONG 3357	\$621,000	04/06/2021
3	511 Herriott St BUNINYONG 3357	\$615,000	29/10/2020

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:

26/11/2021 17:01



 3
  2
  2

Rooms: 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 961 sqm approx

Agent Comments

Indicative Selling Price

\$615,000 - \$665,000

Median House Price

Year ending September 2021: \$691,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

**106 Palmerston St BUNINYONG 3357 (VG)**

Agent Comments

 3
  -
  -

Price: \$640,000**Method:** Sale**Date:** 25/09/2020**Property Type:** House (Res)**Land Size:** 960 sqm approx**608 Barkly St BUNINYONG 3357 (RE/VG)**

Agent Comments

 3
  1
  1

Price: \$621,000**Method:** Private Sale**Date:** 04/06/2021**Property Type:** House**Land Size:** 894 sqm approx**511 Herriott St BUNINYONG 3357 (VG)**

Agent Comments

 3
  -
  -

Price: \$615,000**Method:** Sale**Date:** 29/10/2020**Property Type:** House (Res)**Land Size:** 939 sqm approx