

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 907 Inglis Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$435,000 House Unit Suburb or locality Buninyong

Period - From 01/07/2016 to 30/06/2017 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 eighteen 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	19 Delaland Av BUNINYONG 3357	\$460,000	15/07/2016
2	621 Hitchcock Rd BUNINYONG 3357	\$450,000	06/07/2016
3	620 Eyre St BUNINYONG 3357	\$445,000	29/08/2016

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 eighteen months.~~



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Rooms:
Property Type: House (Res)
Land Size: 1012 sqm approx
 Agent Comments

Indicative Selling Price
 \$440,000 - \$460,000
Median House Price
 Year ending June 2017: \$435,000

Located a short walk to the Buninyong Primary School and with a spacious 1006sqm (approx.) corner block, this neatly presented brick veneer home offers opportunities for owner occupiers and investors alike. Offering a flexible floorplan, the home has 5 bedrooms including 2 with ensuite bathrooms, with one also having direct external access – making it perfect for a home business – hairdressers should certainly take note! The home also offers an open plan kitchen/dining areas, a spacious lounge, attached garage with direct home access, a double carport and 8m x 9m lock up shed

Comparable Properties



19 Delaland Av BUNINYONG 3357 (REI/VG) Agent Comments

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 2

Price: \$460,000
Method: Private Sale
Date: 15/07/2016
Rooms: 7
Property Type: House (Res)
Land Size: 874 sqm approx



621 Hitchcock Rd BUNINYONG 3357 (REI/VG) Agent Comments

4
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Price: \$450,000
Method: Private Sale
Date: 06/07/2016
Rooms: 6
Property Type: House (Res)
Land Size: 775 sqm approx



620 Eyre St BUNINYONG 3357 (REI/VG) Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 29/08/2016
Rooms: 5
Property Type: House
Land Size: 1633 sqm approx