

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$440,000

&amp;

\$460,000

**Median sale price**

Median price \$435,000

House

X

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.



5 3 9

**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

5 2 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 2 2

**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

4 2 5

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