

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

11 Weybury Lane, Buninyong Vic 3357

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$250,000

Median sale price

Median price \$479,000 House X Unit Suburb or locality Buninyong

Period - From 01/01/2017 to 31/12/2017 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		
2		
3		

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.

11 Weybury Lane, Buninyong Vic 3357

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Indicative Selling Price

\$250,000

Median House Price

Year ending December 2017: \$479,000



Rooms:

Property Type: Land

Land Size: 616 sqm approx

Agent Comments

Fronting picturesque De Soza park, this land holding offers an incredibly rare opportunity to purchase a quality land holding in this amazing location. Offering 616sqm, the property has new timber fencing, and all services are available for connection. The property has full council planning approvals for a dwelling, making this an easy “purchase and build” option! The property is a stone's throw from the Buninyong golf course, and the De Soza park walking track takes you to the many town amenities in Buninyong. Surrounded by trees, this property boasts a peaceful and private setting.

Comparable Properties

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