

Phil Hayward 03 5329 2517 0419 107 112

#### Statement of Information

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# 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 andpostcode		402 Lal Lal Street, Buninyong Vic 3357										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$400,		,000		&			\$440,000					
Median sale price												
Median price	\$535,00	0	Hou	se	Х	Ur	<sub>iit</sub>		Sub	ourb or locality	Buninyong	
Period - From	01/07/2	017	to	30/0	06/2018			Source	RE	IV		

#### 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.

Add	dress of comparable property	Price	Date of sale
1	505 Cathcart St BUNINYONG 3357	\$429,000	07/09/2017
2	505 Palmerston St BUNINYONG 3357	\$410,000	10/05/2017
3	203 Winter St BUNINYONG 3357	\$400,000	14/06/2018

#### 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.

**Account** - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





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Indicative Selling Price \$400,000 - \$440,000 Median House Price Year ending June 2018: \$535,000





Rooms: 5

Property Type: House (Previously

Occupied - Detached)

Land Size: 1639 sqm approx

**Agent Comments** 

Located on the Northern fringe of Buninyong, this property is just a stones through from the local sporting precinct. The home is leased until April 2019 to a secure tenant, with a return of \$280 per week. Offering a large land size of approx. 1639sqm, the property has a Neighbourhood Residential Zoning (Schedule 2) giving this property subdivision potential (STCA). The property also has corner frontage to Lal Lal Street, and Eyre Street (un-developed). The brick veneer home comprises 3 bedrooms, 2 bathrooms, open plan lounge and dining and separate kitchen.

### Comparable Properties



505 Cathcart St BUNINYONG 3357 (VG)

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Price: \$429,000 Method: Sale Date: 07/09/2017

Rooms: -

Property Type: House (Res) Land Size: 1207 sqm approx **Agent Comments** 



505 Palmerston St BUNINYONG 3357 (REI/VG) Agent Comments

**=** 3 **=** 2 **=** 

Price: \$410,000 Method: Private Sale Date: 10/05/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 1044 sqm approx



203 Winter St BUNINYONG 3357 (REI/VG)

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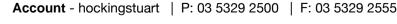
**Price:** \$400,000 **Method:** Private Sale **Date:** 14/06/2018

Rooms: -

Property Type: House

Land Size: 1012 sqm approx

Agent Comments





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