

## 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

402 Lal Lal 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 \$400,000 & \$440,000

#### Median sale price

Median price \$535,000 House ☒ Unit ☐ Suburb or locality Buninyong

Period - From 01/07/2017 to 30/06/2018 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	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.



3   
 2   
 2

**Rooms:** 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 1639 sqm approx

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median House Price**

Year ending June 2018: \$535,000

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)**

Agent Comments

3   
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**Price:** \$429,000**Method:** Sale**Date:** 07/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1207 sqm approx**505 Palmerston St BUNINYONG 3357 (REI/VG)**

Agent Comments

3   
 2   
 1

**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)**

Agent Comments

3   
 1   
 2

**Price:** \$400,000**Method:** Private Sale**Date:** 14/06/2018**Rooms:** -**Property Type:** House**Land Size:** 1012 sqm approx