



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$275,000 - \$295,000  
**Median House Price**  
Year ending March 2017: \$412,000

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

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 18 months.

## 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 price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$275,000

&amp;

\$295,000

**Median sale price**

Median price

\$412,000

House

X

Suburb or locality

Buninyong

Period - From

01/04/2016

to

31/03/2017

Source

REIV

**Comparable property sales**

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 18 months.