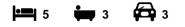
hockingstuart



Rooms: Property Type: House Land Size: 1091 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Indicative Selling Price \$565,000 - \$585,000 Median House Price Year ending March 2017: \$412,000

Offering elevated views of the Pyrenees Ranges, and a spacious allotment of approx. 1093sqm, this quality built home boasts a flexible floorplan that offers something for a couple and families alike. An impressive solid timber kitchen, complete with stone bench-tops and quality IIve appliances, is adjacent to the open plan family living and dining areas. A formal living space and home office/bedroom completes the middle level. Upstairs the spacious master suite is complete with luxury ensuite with spa bath, walk in robe and a private balcony, plus there are two more bedrooms.

Comparable Properties

3 Winter St BUNINYONG 3357 (REI) 3 2 1 Price: \$595,000 Method: Private Sale Date: 02/06/2017 Rooms: 4 Property Type: House	Agent Comments
505 Eyre St BUNINYONG 3357 (REI/VG) Price: \$578,000 Method: Private Sale Date: 02/02/2016 Rooms: 5 Property Type: House (Res) Land Size: 1000 sqm approx	Agent Comments
9 Sheoak Dr BUNINYONG 3357 (REI/VG) Price: \$550,000 Method: Private Sale Date: 13/12/2016 Rooms: 5 Property Type: House (Res) Land Size: 1390 sqm approx	Agent Comments

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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 andpostcode

1016 Lal Lal Street, Buninyong Vic 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$565,000	&	\$585,000	

Median sale price

Median price	\$412,000	Н	ouse	Х	Suburb or loc	cality	Buninyong
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	I

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
3 Winter St BUNINYONG 3357	\$595,000	02/06/2017
505 Eyre St BUNINYONG 3357	\$578,000	02/02/2016
9 Sheoak Dr BUNINYONG 3357	\$550,000	13/12/2016

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