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**Indicative Selling Price**

\$565,000 - \$585,000

**Median House Price**

Year ending March 2017: \$412,000


 5   
  3   
  3
**Rooms:****Property Type:** House**Land Size:** 1091 sqm approx

Agent Comments

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 live 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)**

Agent Comments

 3   
  2   
  1
**Price:** \$595,000**Method:** Private Sale**Date:** 02/06/2017**Rooms:** 4**Property Type:** House**505 Eyre St BUNINYONG 3357 (REI/VG)**

Agent Comments

 4   
  2   
  4
**Price:** \$578,000**Method:** Private Sale**Date:** 02/02/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 1000 sqm approx**9 Sheoak Dr BUNINYONG 3357 (REI/VG)**

Agent Comments

 4   
  2   
  2
**Price:** \$550,000**Method:** Private Sale**Date:** 13/12/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 1390 sqm approx

## 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

1016 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

\$565,000

&

\$585,000

#### 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

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