

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	311 Eyre Street, Buninyong Vic 3357
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Indicative selling price

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

Single price	\$685,000
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Median sale price

Median price	\$533,500	House	X	Unit		Suburb	Buninyong
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	606 Lal Lal St BUNINYONG 3357	\$685,000	21/10/2017
2	908 lal lal St BUNINYONG 3357	\$610,000	31/01/2018
3	203 Inglis St BUNINYONG 3357	\$610,000	15/01/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Land
Land Size: 1180 sqm approx
 Agent Comments

Indicative Selling Price
 \$685,000
Median House Price
 December quarter 2017: \$533,500

Comparable Properties



606 Lal Lal St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 1666 sqm approx



908 Lal Lal St BUNINYONG 3357 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 688 sqm approx



203 Inglis St BUNINYONG 3357 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 15/01/2018
Rooms: 5
Property Type: House
Land Size: 1518 sqm approx