

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

104 Russell Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$510,000 & \$550,000

Median sale price

Median price \$702,500 Property Type House Suburb Buninyong

Period - From 01/04/2023 to 31/03/2024 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	807 Winter St BUNINYONG 3357	\$530,000	29/06/2023
2	306 Russell St BUNINYONG 3357	\$515,000	20/02/2023
3			

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.

This Statement of Information was prepared on: 19/06/2024 14:45



Property Type:
Land Size: 885 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$550,000
Median House Price
Year ending March 2024: \$702,500

Comparable Properties



807 Winter St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 1286 sqm approx



306 Russell St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 20/02/2023
Property Type: House
Land Size: 790 sqm approx

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.

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