# 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

106 Nolan Street, Buninyong Vic 3357

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$495,000		&		\$535,000			
Median sale price								
Median price	\$687,500	Pro	operty Type	Hou	se		Suburb	Buninyong
Period - From	23/10/2022	to	22/10/2023		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	807 Winter St BUNINYONG 3357	\$530,000	29/06/2023
2	1104 Winter St BUNINYONG 3357	\$500,000	08/12/2022
3	301a Simpson St BUNINYONG 3357	\$495,000	06/12/2022

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 18 months.

This Statement of Information was prepared on:

23/10/2023 17:30









Property Type: House Land Size: 1023 sqm approx Agent Comments Indicative Selling Price \$495,000 - \$535,000 Median House Price 23/10/2022 - 22/10/2023: \$687,500

# **Comparable Properties**



807 Winter St BUNINYONG 3357 (REI/VG)

1104 Winter St BUNINYONG 3357 (VG)

6.



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

Agent Comments

Agent Comments



Price: \$500,000 Method: Sale Date: 08/12/2022 Property Type: House (Res)

Land Size: 924 sqm approx

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301a Simpson St BUNINYONG 3357 (REI/VG) Agent Comments



Price: \$495,000 Method: Private Sale Date: 06/12/2022 Property Type: House Land Size: 452 sqm approx

#### Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



propertydata

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