

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 consumer.vic.gov.au/underquoting

Range between \$495,000 & \$535,000

Median sale price

Median price \$687,500 Property Type House Suburb Buninyong

Period - From 23/10/2022 to 22/10/2023 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 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 |
|---|--------------------------------|-----------|--------------|
| 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



 3  1  2

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)

Agent Comments

 2  1  2

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



1104 Winter St BUNINYONG 3357 (VG)

Agent Comments

 3  -  -

Price: \$500,000
Method: Sale
Date: 08/12/2022
Property Type: House (Res)
Land Size: 924 sqm approx



301a Simpson St BUNINYONG 3357 (REI/VG)

Agent Comments

 2  1  2

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