

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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 | 901 Cathcart St BUNINYONG 3357 | \$770,000 | 10/11/2022 |
| 2 | 612 Scott St BUNINYONG 3357 | \$770,000 | 15/03/2022 |
| 3 | 6 Sheoak Dr BUNINYONG 3357 | \$750,500 | 18/07/2022 |

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:



4 2 3

Rooms: 5
Property Type: House
Land Size: 977 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending June 2023: \$750,250

Comparable Properties



901 Cathcart St BUNINYONG 3357 (REI/VG)

Agent Comments

4 2 2

Price: \$770,000
Method: Private Sale
Date: 10/11/2022
Property Type: House
Land Size: 792 sqm approx



612 Scott St BUNINYONG 3357 (REI)

Agent Comments

4 2 2

Price: \$770,000
Method: Private Sale
Date: 15/03/2022
Property Type: House (Res)



6 Sheoak Dr BUNINYONG 3357 (REI/VG)

Agent Comments

4 2 -

Price: \$750,500
Method: Private Sale
Date: 18/07/2022
Property Type: House (Res)
Land Size: 1109 sqm approx

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