

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 321 Barkly Street, Buninyong Vic 3357

Indicative selling price

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

Single price \$540,000

Median sale price

Median price \$715,000

Property Type House

Suburb Buninyong

Period - From 09/04/2023

to 08/04/2024

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 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	202 Eddy Av MOUNT HELEN 3350	\$540,000	24/11/2023
2	1108 Warrenheip St BUNINYONG 3357	\$530,000	27/04/2023
3	611 Hitchcock Rd BUNINYONG 3357	\$520,000	08/03/2024

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:

09/04/2024 15:51

321 Barkly Street, Buninyong Vic 3357



Phil Petrie
0353334322
0409 278 460
phil@trevorpetrie.com.au



3 1 2

Rooms: 5
Property Type: Residence
Land Size: 305 sqm approx
Agent Comments

Indicative Selling Price
\$540,000
Median House Price
09/04/2023 - 08/04/2024: \$715,000

Comparable Properties



202 Eddy Av MOUNT HELEN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$540,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 896 sqm approx



1108 Warrenheip St BUNINYONG 3357 (REI/VG)

Agent Comments

3 1 1

Price: \$530,000
Method: Private Sale
Date: 27/04/2023
Property Type: House (Res)
Land Size: 442 sqm approx



611 Hitchcock Rd BUNINYONG 3357 (REI)

Agent Comments

3 1 4

Price: \$520,000
Method: Private Sale
Date: 08/03/2024
Property Type: House

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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