

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 33 Whites Road, Buninyong Vic 3357
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$730,000 Property Type House Suburb Buninyong

Period - From 05/07/2023 to 04/07/2024 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	4 Gainer La BUNINYONG 3357	\$1,300,000	01/03/2024
2	4 Somerville St BUNINYONG 3357	\$1,200,000	21/02/2024
3	26 Boundary Rd NAVIGATORS 3352	\$1,175,000	30/11/2023

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: 05/07/2024 17:20



Property Type: House

Agent Comments

Comparable Properties



4 Gainer La BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 01/03/2024

Property Type: House

Land Size: 46800 sqm approx



4 Somerville St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 3697 sqm approx



26 Boundary Rd NAVIGATORS 3352 (REI/VG)

Agent Comments



Price: \$1,175,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 31300 sqm approx