

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 and
postcode

4 HEDRICK STREET BUNINYONG VIC 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Buninyong

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

807 WINTER STREET BUNINYONG VIC 3357	\$530,000	29-Jun-23
611 HITCHCOCK ROAD BUNINYONG VIC 3357	\$520,000	08-Mar-24
202 EDDY AVENUE MOUNT HELEN VIC 3350	\$540,000	20-Nov-23

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: 16 May 2024


**807 WINTER STREET BUNINYONG
VIC 3357**

2 1 2

Sold Price

\$530,000

Sold Date

29-Jun-23

Distance

0.36km
**611 HITCHCOCK ROAD
BUNINYONG VIC 3357**

3 1 4

Sold Price

\$520,000

Sold Date

08-Mar-24

Distance

1.47km
**202 EDDY AVENUE MOUNT HELEN
VIC 3350**

4 2 2

Sold Price

\$540,000

Sold Date

20-Nov-23

Distance

3km

RS = Recent sale

UN = Undisclosed Sale

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