

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

519 EYRE 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

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Land

Suburb

Buninyong

Period-from

01 Mar 2023

to

29 Feb 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

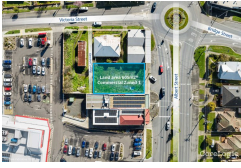
Date of sale

208 ALBERT STREET SEBASTOPOL VIC 3356	\$473,000	29-Sep-23
57 LOFVEN STREET NERRINA VIC 3350	\$460,000	03-Jul-23
230 DAYLESFORD ROAD BROWN HILL VIC 3350	\$490,000	26-Oct-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: 18 March 2024



208 ALBERT STREET SEBASTOPOL VIC 3356 Sold Price **\$473,000** Sold Date **29-Sep-23**

 3  -  -

Distance **6.35km**



57 LOFVEN STREET NERRINA VIC 3350 Sold Price **\$460,000** Sold Date **03-Jul-23**

 -  -  -

Distance **11.01km**



230 DAYLESFORD ROAD BROWN HILL VIC 3350 Sold Price **\$490,000** Sold Date **26-Oct-23**

 3  1  2

Distance **11.26km**

RS = Recent sale

UN = Undisclosed Sale

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