## 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

705 Warrenheip Street, Buninyong Vic 3357

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$930,000		&		\$950,000					
Median sale pr	rice									
Median price	\$722,500	Pro	operty Type	Hou	se		Suburb	Buninyong		
Period - From	27/05/2023	to	26/05/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	208 Nolan St BUNINYONG 3357	\$965,000	18/03/2024
2	707 Cathcart St BUNINYONG 3357	\$920,000	15/03/2024
3	807 Warrenheip St BUNINYONG 3357	\$915,000	06/07/2023

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:

27/05/2024 10:09



### 705 Warrenheip Street, Buninyong Vic 3357





Property Type: House (Previously Occupied - Detached) Land Size: 797 sqm approx Agent Comments

5337 0036 0407 861 960 leigh@doepels.com.au **Indicative Selling Price** 

Leigh Hutchinson

\$930,000 - \$950,000 **Median House Price** 27/05/2023 - 26/05/2024: \$722,500

# **Comparable Properties**



**6** 2 Price: \$965,000 Method: Private Sale Date: 18/03/2024

Property Type: House Land Size: 898 sqm approx

**1** 4

**-** 5

208 Nolan St BUNINYONG 3357 (REI)

707 Cathcart St BUNINYONG 3357 (REI)

2

2

Agent Comments

Agent Comments



Price: \$920.000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 810 sqm approx



807 Warrenheip St BUNINYONG 3357 (REI/VG) Agent Comments



Price: \$915,000 Method: Private Sale Date: 06/07/2023 Property Type: House Land Size: 765.50 sqm approx

#### Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



propertydata

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