

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

8 Pepper Lane, Buninyong Vic 3357

Indicative selling price

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

Range between

\$899,000

&

\$949,000

Median sale price

Median price

\$712,500

Property Type

House

Suburb

Buninyong

Period - From

01/01/2024

to

31/03/2024

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 | 208 Nolan St BUNINYONG 3357 | \$965,000 | 18/03/2024 |
| 2 | 613 Barkly St BUNINYONG 3357 | \$940,000 | 06/10/2023 |
| 3 | 707 Cathcart St BUNINYONG 3357 | \$920,000 | 15/03/2024 |

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:

24/04/2024 10:16



 4  2  6

Property Type: House
Land Size: 1539 sqm approx
Agent Comments

Indicative Selling Price
\$899,000 - \$949,000
Median House Price
March quarter 2024: \$712,500

Comparable Properties



208 Nolan St BUNINYONG 3357 (REI)

Agent Comments

 4  2  2

Price: \$965,000
Method: Private Sale
Date: 18/03/2024
Property Type: House
Land Size: 898 sqm approx



613 Barkly St BUNINYONG 3357 (REI/VG)

Agent Comments

 4  2  4

Price: \$940,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 1721 sqm approx



707 Cathcart St BUNINYONG 3357 (REI)

Agent Comments

 5  3  2

Price: \$920,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 810 sqm approx

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