

# 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 Russell Street, Buninyong Vic 3357

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$375,000 & \$395,000

### Median sale price

Median price \$545,000 Property Type Vacant land Suburb Buninyong

Period - From 10/10/2022 to 09/10/2023 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	102 Russell St BUNINYONG 3357	\$445,000	13/04/2022
2	11 Yuille St BUNINYONG 3357	\$425,000	17/05/2022
3	519 Eyre St BUNINYONG 3357	\$420,000	02/06/2022

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:

10/10/2023 20:33



**Property Type:** Land  
**Land Size:** 800 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$375,000 - \$395,000  
**Median Land Price**  
 10/10/2022 - 09/10/2023: \$545,000

## Comparable Properties



**102 Russell St BUNINYONG 3357 (VG)**

Agent Comments



**Price:** \$445,000  
**Method:** Sale  
**Date:** 13/04/2022  
**Property Type:** Land  
**Land Size:** 1070 sqm approx



**11 Yuille St BUNINYONG 3357 (REI/VG)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 17/05/2022  
**Property Type:** Land (Res)  
**Land Size:** 956 sqm approx

**519 Eyre St BUNINYONG 3357 (VG)**

Agent Comments



**Price:** \$420,000  
**Method:** Sale  
**Date:** 02/06/2022  
**Property Type:** Land  
**Land Size:** 988 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300