# 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

lot 2/102-116 Barkly Street, Buninyong Vic 3357

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$300,000		&		\$320,000			
Median sale pi	rice							
Median price	\$279,000	Pro	operty Type	Vaca	ant land		Suburb	Buninyong
Period - From	03/07/2019	to	02/07/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	416a Learmonth St BUNINYONG 3357	\$320,000	28/02/2019
2	Lot 1/102-116 Barkly St BUNINYONG 3357	\$315,000	01/04/2020
3	lot 6/102-116 Barkly St BUNINYONG 3357	\$300,000	05/03/2020

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:

03/07/2020 12:07







**Property Type:** Agent Comments

**Indicative Selling Price** \$300,000 - \$320,000 **Median Land Price** 03/07/2019 - 02/07/2020: \$279,000

# **Comparable Properties**



416a Learmonth St BUNINYONG 3357 (REI/VG) Agent Comments



Price: \$320,000 Method: Private Sale Date: 28/02/2019 Property Type: Land Land Size: 1019 sqm approx

Lot 1/102-116 Barkly St BUNINYONG 3357 Agent Comments (REI)



Price: \$315,000 Method: Private Sale Date: 01/04/2020 Property Type: Land Land Size: 1800 sqm approx

lot 6/102-116 Barkly St BUNINYONG 3357 (REI) Agent Comments



Price: \$300,000 Method: Private Sale Date: 05/03/2020 Property Type: Land

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.