

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 consumer.vic.gov.au/underquoting

Range between \$300,000 & \$320,000

Median sale price

Median price \$279,000 Property Type Vacant land Suburb Buninyong

Period - From 03/07/2019 to 02/07/2020 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	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 (REI) Agent Comments



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