

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 5/102-116 Barkly Street, Buninyong Vic 3357

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$280,000

Property Type Vacant land

Suburb Buninyong

Period - From 27/08/2019

to 26/08/2020

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 lot 6/102-116 Barkly St BUNINYONG 3357	\$300,000	05/03/2020
2 103b Warrenheip St BUNINYONG 3357	\$292,500	06/02/2020
3 Lot 4/102-116 Barkly St BUNINYONG 3357	\$275,000	21/07/2020

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:

27/08/2020 11:08



Property Type:
Agent Comments

Indicative Selling Price

\$275,000

Median Land Price

27/08/2019 - 26/08/2020: \$280,000

Comparable Properties

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



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



103b Warrenheip St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$292,500
Method: Private Sale
Date: 06/02/2020
Property Type: Land
Land Size: 674 sqm approx

Lot 4/102-116 Barkly St BUNINYONG 3357 (REI)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 21/07/2020
Property Type: Land
Land Size: 1123 sqm approx