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	212 Hedrick Street, Buninyong Vic 3357

Indicative selling price

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

Range between $475,000 & $495,000

Median sale price

Median price $540,000 Property Type House Suburb Buninyong

Period - From 01/10/2018 to 30/09/2019 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	621 Hitchcock Rd BUNINYONG 3357	$520,000	05/06/2018
2	287 Lumeah Rd BUNINYONG 3357	$515,000	08/06/2018
3	213 Simpson St BUNINYONG 3357	$465,000	04/07/2018

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: 20/11/2019 10:16

212 Hedrick Street, Buninyong Vic 3357

Trevor Petrie
03 5333 4322
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trevor@trevorpetrie.com.au

4 2 2

Rooms: 7
Property Type: Residence
Land Size: 881 sqm approx

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median House Price
Year ending September 2019: $540,000

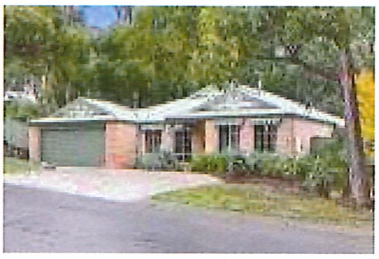
Comparable Properties

621 Hitchcock Rd BUNINYONG 3357 (REI/VG)

4 2 2

Price: $520,000
Method: Private Sale
Date: 05/06/2018
Property Type: House
Land Size: 777 sqm approx

Agent Comments



287 Lumeah Rd BUNINYONG 3357 (REI/VG)

4 2 2

Price: $515,000
Method: Private Sale
Date: 08/06/2018
Rooms: 5
Property Type: House
Land Size: 1392 sqm approx

Agent Comments

213 Simpson St BUNINYONG 3357 (REI/VG)

4 1 2

Price: $465,000
Method: Private Sale
Date: 04/07/2018
Property Type: House
Land Size: 1000 sqm approx

Agent Comments

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.