

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
41 Flanagans Lane, Buninyong Vic 3357

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$533,500 House X Unit Suburb or locality Buninyong

Period - From 01/10/2017 to 31/12/2017 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 eighteen 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	40 Shamus Dr ROSS CREEK 3351	\$670,000	28/11/2016
2	171 Cherry Flat Rd BONSHAW 3352	\$650,000	19/12/2017
3	963 Sebastopol Smythesdale Rd ROSS CREEK 3351	\$650,000	04/11/2016

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 eighteen months.



 4  2  2

Rooms: 7
Property Type: Lifestyle Property
Land Size: 49410 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$680,000
Median House Price
 December quarter 2017: \$533,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



40 Shamus Dr ROSS CREEK 3351 (REI)

Agent Comments

 4  2  2

Price: \$670,000
Method: Private Sale
Date: 28/11/2016
Rooms: 6
Property Type: House
Land Size: 20235 sqm approx



171 Cherry Flat Rd BONSHAW 3352 (REI)

Agent Comments

 4  2  2

Price: \$650,000
Method: Private Sale
Date: 19/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 12500 sqm approx



963 Sebastopol Smythesdale Rd ROSS CREEK 3351 (REI)

Agent Comments

 4  2  2

Price: \$650,000
Method: Private Sale
Date: 04/11/2016
Rooms: 8
Property Type: House
Land Size: 58236 sqm approx