

# 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

2 Gumtree Court, Buninyong Vic 3357

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$425,000 & \$445,000

### Median sale price

Median price \$445,000 Property Type Vacant land Suburb Buninyong

Period - From 06/12/2020 to 05/12/2021 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	202 Barkly St BUNINYONG 3357	\$426,000	20/10/2020
2	33 Henry Av MOUNT CLEAR 3350	\$365,000	22/05/2021
3	5 Barkly St BUNINYONG 3357	\$356,000	12/06/2020

**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:

06/12/2021 12:36

# 2 Gumtree Court, Buninyong Vic 3357



**Property Type:** Land  
**Land Size:** 735 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$425,000 - \$445,000  
**Median Land Price**  
06/12/2020 - 05/12/2021: \$445,000

## Comparable Properties



**202 Barkly St BUNINYONG 3357 (REI/VG)**

**Agent Comments**



**Price:** \$426,000  
**Method:** Private Sale  
**Date:** 20/10/2020  
**Property Type:** Land (Res)  
**Land Size:** 2050 sqm approx



**33 Henry Av MOUNT CLEAR 3350 (VG)**

**Agent Comments**



**Price:** \$365,000  
**Method:** Sale  
**Date:** 22/05/2021  
**Property Type:** Land  
**Land Size:** 1316 sqm approx

**5 Barkly St BUNINYONG 3357 (VG)**

**Agent Comments**



**Price:** \$356,000  
**Method:** Sale  
**Date:** 12/06/2020  
**Property Type:** Land  
**Land Size:** 1980 sqm approx

**Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798**



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