

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

14 Simpson Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$685,000 & \$725,000

Median sale price

Median price \$832,500 Property Type House Suburb Buninyong

Period - From 01/07/2023 to 30/09/2023 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	904 Lal Lal St BUNINYONG 3357	\$800,000	01/06/2023
2	503 Cathcart St BUNINYONG 3357	\$710,000	11/10/2023
3	305 Scott St BUNINYONG 3357	\$675,000	27/09/2023

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:

11/01/2024 11:40



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Property Type: House (Res)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$725,000
Median House Price
September quarter 2023: \$832,500

Comparable Properties



904 Lal Lal St BUNINYONG 3357 (REI/VG)

Agent Comments

 4  2  2

Price: \$800,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 986 sqm approx



503 Cathcart St BUNINYONG 3357 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 564 sqm approx



305 Scott St BUNINYONG 3357 (REI/VG)

Agent Comments

 4  2  3

Price: \$675,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 977 sqm approx

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