

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 and
postcode

211 SIMPSON STREET BUNINYONG VIC 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Buninyong

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

57 LOFVEN STREET NERRINA VIC 3350	\$460,000	03-Jul-23
91 SYDNEY WAY ALFREDTON VIC 3350	\$400,000	27-Dec-22
20 CADILLAC WAY SMYTHES CREEK VIC 3351	\$425,000	02-Feb-23

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: 28 March 2024



57 LOFVEN STREET NERRINA VIC 3350

Sold Price

\$460,000

Sold Date

03-Jul-23

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Distance

11.84km



91 SYDNEY WAY ALFREDTON VIC 3350

Sold Price

\$400,000

Sold Date

27-Dec-22

 -  -  -

Distance

13.32km



20 CADILLAC WAY SMYTHES CREEK VIC 3351

Sold Price

\$425,000

Sold Date

02-Feb-23

 -  -  -

Distance

10.32km

RS = Recent sale

UN = Undisclosed Sale

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