Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 869 Bucks Road, Simpson Vic 3266

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	\$625,000								
Median sale pr	ice								
Median price	\$350,000	Pro	operty Type	Hou	se		Suburb	Simpson	
Period - From	24/05/2023	to	23/05/2024		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

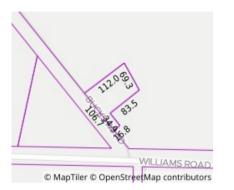
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

24/05/2024 09:17









Property Type: Hobby Farm < 20 ha (Rur) Land Size: 8003 sqm approx Agent Comments Indicative Selling Price \$625,000 Median House Price 24/05/2023 - 23/05/2024: \$350,000

Comparable Properties

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.

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160





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