## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	213 Simpson Street, Buninyong Vic 3357
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$595,000	&	\$650,000

#### Median sale price

Median price	\$747,500	Pro	perty Type	House		Suburb	Buninyong
Period - From	01/04/2024	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	501 Barkly St BUNINYONG 3357	\$590,000	13/01/2025
2	7 Ashley Gr MOUNT HELEN 3350	\$620,000	23/07/2024
3	211 Shire Av MOUNT HELEN 3350	\$640,000	29/02/2024

#### 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:	23/04/2025 15:28













Property Type: House Land Size: 1011 sqm approx

**Agent Comments** 

Indicative Selling Price \$595,000 - \$650,000 Median House Price Year ending March 2025: \$747,500

# Comparable Properties



501 Barkly St BUNINYONG 3357 (REI)

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**Agent Comments** 

Price: \$590,000 Method: Private Sale Date: 13/01/2025 Property Type: House

Land Size: 1048 sqm approx



7 Ashley Gr MOUNT HELEN 3350 (REI/VG)

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**a** 

**Agent Comments** 

Price: \$620,000 Method: Private Sale Date: 23/07/2024

Property Type: House (Res) Land Size: 960 sqm approx



211 Shire Av MOUNT HELEN 3350 (REI/VG)

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**J** 1



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**Agent Comments** 

Price: \$640,000 Method: Private Sale Date: 29/02/2024

Property Type: House (Res)
Land Size: 1053 sqm approx

**Account** - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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