



STATEMENT OF INFORMATION

112 SIMPSON STREET, BUNINYONG, VIC 3357

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



112 SIMPSON STREET, BUNINYONG, VIC

 2  1  1

Indicative Selling Price

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

Price Range:

395,000 to 420,000

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



BUNINYONG, VIC, 3357

Suburb Median Sale Price (House)

\$497,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



617 HITCHCOCK RD, BUNINYONG, VIC

 3  1  1

Sale Price

\$382,000

Sale Date: 24/01/2018

Distance from Property: 1.6km



511 LEARMONTH ST, BUNINYONG, VIC

 3  2  6

Sale Price

\$400,000

Sale Date: 10/01/2018

Distance from Property: 993m



309 SIMPSON ST, BUNINYONG, VIC 3357

 4  -  -

Sale Price

\$410,000

Sale Date: 27/03/2018

Distance from Property: 425m



This report has been compiled on 22/05/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

112 SIMPSON STREET, BUNINYONG, VIC 3357

Indicative selling price

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Price Range:

395,000 to 420,000

Median sale price

Median price

\$497,000

House

Unit

X


Suburb

BUNINYONG

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
617 HITCHCOCK RD, BUNINYONG, VIC 3357	\$382,000	24/01/2018
511 LEARMONTH ST, BUNINYONG, VIC 3357	\$400,000	10/01/2018
309 SIMPSON ST, BUNINYONG, VIC 3357	\$410,000	27/03/2018