# 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	\$420,000	&	\$440,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

#### 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	
5 CITYSCAPE COURT BROWN	HILL VIC 3350	\$430,000	05-Apr-24
6 GROLMEN COURT BROWN	HILL VIC 3350	\$400,000	29-Feb-24
37 APPLE ORCHARD DRIVE B	ROWN HILL VIC 3350	\$400,000	12-Mar-24

#### 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: 24 September 2024





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5 CITYSCAPE COURT BROWN HILL Sold Price VIC 3350

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\$430,000 Sold Date 05-Apr-24

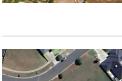
Distance 12.49km



6 GROLMEN COURT BROWN HILL Sold Price VIC 3350

\$400,000 Sold Date 29-Feb-24

Distance 11.55km



37 APPLE ORCHARD DRIVE

Sold Price

Sold Date 12-Mar-24

Distance

12.12km

**BROWN HILL VIC 3350** 

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**RS** = Recent sale

UN = Undisclosed Sale

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