

STATEMENT OF INFORMATION

52 SIMMIE STREET, ELMORE, VIC 3558 PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 SIMMIE STREET, ELMORE, VIC 3558 🕮 1 🗁 1 😂 -







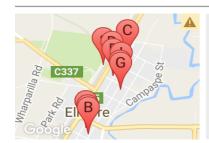
Indicative Selling Price

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

Price Range:

\$114,000 to 126,000.00

MEDIAN SALE PRICE



ELMORE, VIC, 3558

Suburb Median Sale Price (House)

\$212,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

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.



23 HERVEY ST, ELMORE, VIC 3558







Sale Price

\$125,750

Sale Date: 24/03/2017

Distance from Property: 1km





21 HERVEY ST, ELMORE, VIC 3558







Sale Price

\$140,000

Sale Date: 02/03/2017

Distance from Property: 1km





128 MICHIE ST, ELMORE, VIC 3558







Sale Price

\$235.000

Sale Date: 14/12/2016

Distance from Property: 341m





136 RAILWAY RD, ELMORE, VIC 3558 🚊 3 🕒 1 🚓 2







Sale Price

*\$162,000

Sale Date: 15/05/2017

Distance from Property: 123m





92 HERVEY ST, ELMORE, VIC 3558







Sale Price

*\$187,500

Sale Date: 07/05/2017







99 MICHIE ST, ELMORE, VIC 3558







Sale Price

\$227,000

Sale Date: 06/04/2017

Distance from Property: 204m





90 HERVEY ST, ELMORE, VIC 3558









Sale Price

\$250,000

Sale Date: 10/03/2017

Distance from Property: 423m





26 MICHIE ST, ELMORE, VIC 3558







Sale Price

\$160,000

Sale Date: 24/02/2017

Distance from Property: 950m







99 HERVEY ST, ELMORE, VIC 3558





Sale Price \$137,500 Sale Date: 05/01/2017

Distance from Property: 320m



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 | 52 SIMMIE STREET, ELMORE, VIC 3558 |
|---|------------------------------------|
|---|------------------------------------|

Indicative selling price

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

Price Range: \$114,000 to 126,000.00

Median sale price

| Median price | \$212,000 | House X | Unit | Suburb | ELMORE |
|--------------|--------------------------------|---------|--------|--------|------------|
| Period | 01 April 2016 to 31 March 2017 | | Source | p | ricefinder |

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 |
|----------------------------------|------------|--------------|
| 23 HERVEY ST, ELMORE, VIC 3558 | \$125,750 | 24/03/2017 |
| 21 HERVEY ST, ELMORE, VIC 3558 | \$140,000 | 02/03/2017 |
| 128 MICHIE ST, ELMORE, VIC 3558 | \$235,000 | 14/12/2016 |
| 136 RAILWAY RD, ELMORE, VIC 3558 | *\$162,000 | 15/05/2017 |



| 92 HERVEY ST, ELMORE, VIC 3558 | *\$187,500 | 07/05/2017 |
|--------------------------------|------------|------------|
| 99 MICHIE ST, ELMORE, VIC 3558 | \$227,000 | 06/04/2017 |
| 90 HERVEY ST, ELMORE, VIC 3558 | \$250,000 | 10/03/2017 |
| 26 MICHIE ST, ELMORE, VIC 3558 | \$160,000 | 24/02/2017 |
| 99 HERVEY ST, ELMORE, VIC 3558 | \$137,500 | 05/01/2017 |

