

## 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

2 SIMPSON STREET BUNINYONG VIC 3357

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Buninyong

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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

15 YUILLE STREET BUNINYONG VIC 3357	\$915,000	14-Jun-24
188 WEBBS HILL ROAD BUNINYONG VIC 3357	\$960,000	17-May-24
616 PALMERSTON STREET BUNINYONG VIC 3357	\$1,080,000	07-Jun-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.~~

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**15 YUILLE STREET BUNINYONG  
VIC 3357**

4 2 2

Sold Price **\$915,000** Sold Date **14-Jun-24**

Distance **0.16km**

**188 WEBBS HILL ROAD  
BUNINYONG VIC 3357**

3 1 2

Sold Price **\$960,000** Sold Date **17-May-24**

Distance **1.73km**

**616 PALMERSTON STREET  
BUNINYONG VIC 3357**

4 2 2

Sold Price **\$1,080,000** Sold Date **07-Jun-24**

Distance **1.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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