

STATEMENT OF INFORMATION

28 PALMER ROAD, SIMSON, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 PALMER ROAD, SIMSON, VIC 3465

 3  1  2

Indicative Selling Price

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

Single Price: **\$235,000**

Provided by: Coby Perry, Professionals Maryborough

MEDIAN SALE PRICE



SIMSON, VIC, 3465

Suburb Median Sale Price (House)

\$445,000

01 January 2017 to 31 December 2017

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.



4 WILLATS RD, MARYBOROUGH, VIC 3465

 3  2  1

Sale Price

\$210,000

Sale Date: 10/11/2016

Distance from Property: 8.5km



21 DAISY HILL CRT, DAISY HILL, VIC 3465

 3  1  3

Sale Price

\$240,000

Sale Date: 09/12/2016

Distance from Property: 13km



176 DEHNERTS RD, DAISY HILL, VIC 3465

 2  1  2

Sale Price

\$235,000

Sale Date: 31/10/2016

Distance from Property: 13km



This report has been compiled on 06/02/2018 by Professionals Maryborough. 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

28 PALMER ROAD, SIMSON, VIC 3465

Indicative selling price

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

Single Price:

\$235,000

Median sale price

Median price

\$445,000

House

X

Unit


Suburb

SIMSON

Period

01 January 2017 to 31 December 2017

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
4 WILLATS RD, MARYBOROUGH, VIC 3465	\$210,000	10/11/2016
21 DAISY HILL CRT, DAISY HILL, VIC 3465	\$240,000	09/12/2016
176 DEHNERTS RD, DAISY HILL, VIC 3465	\$235,000	31/10/2016