

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

2 1 2

Sale Price

\$125,750

Sale Date: 24/03/2017

Distance from Property: 1km



21 HERVEY ST, ELMORE, VIC 3558

2 1 1

Sale Price

\$140,000

Sale Date: 02/03/2017

Distance from Property: 1km



128 MICHIE ST, ELMORE, VIC 3558

2 1 1

Sale Price

\$235,000

Sale Date: 14/12/2016

Distance from Property: 341m



This report has been compiled on 15/06/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

3 1 4

Sale Price

***\$187,500**

Sale Date: 07/05/2017

Distance from Property: 397m



99 MICHIE ST, ELMORE, VIC 3558

3 2 2

Sale Price

\$227,000

Sale Date: 06/04/2017

Distance from Property: 204m



90 HERVEY ST, ELMORE, VIC 3558

3 1 2

Sale Price

\$250,000

Sale Date: 10/03/2017

Distance from Property: 423m



26 MICHIE ST, ELMORE, VIC 3558

3 1 1

Sale Price

\$160,000

Sale Date: 24/02/2017

Distance from Property: 950m





99 HERVEY ST, ELMORE, VIC 3558

 **3**  **1**  **-**

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

Unit

Suburb

ELMORE

Period 01 April 2016 to 31 March 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
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