

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

13 ELLEN WAY SALE VIC 3850

Indicative selling price

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

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Sale

Period-from

01 Nov 2023

to

31 Oct 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

16 DRYDEN PLACE SALE VIC 3850	\$500,000	21-Dec-23
37 INGLIS STREET SALE VIC 3850	\$475,000	10-Apr-24
4 PHILLIP CRESCENT SALE VIC 3850	\$475,000	12-Nov-23

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: 25 November 2024



16 DRYDEN PLACE SALE VIC 3850

Sold Price

\$500,000

Sold Date

21-Dec-23

 3  2  2

Distance

0.83km



37 INGLIS STREET SALE VIC 3850

Sold Price

\$475,000

Sold Date

10-Apr-24

 3  2  1

Distance

1.07km



**4 PHILLIP CRESCENT SALE VIC
3850**

Sold Price

Sold Date

12-Nov-23

 3  2  1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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