Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 65 Railway Road, Elphinstone Vic 3448

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$250,000

Median sale price

Median price	\$650,000	Pro	perty Type Hou	ise	Suburb	Elphinstone
Period - From	22/01/2024	to	21/01/2025	Source	Property	/ Data

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

22/01/2025 09:46









Property Type: House (Previously Occupied - Detached) Land Size: 1801 sqm approx Agent Comments Indicative Selling Price \$250,000 Median House Price 22/01/2024 - 21/01/2025: \$650,000

Comparable Properties

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 eighteen months.

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