

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 or
locality and postcode

15 Scanlan Drive Elliminyt

Indicative selling price

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

Single price

\$458,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$424,250

*House

X

*Unit

Suburb
or locality

Elliminyt

Period - From

December
2016

to

December 2017

Source

Realestate.com.au

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

3 Rose Drive Elliminyt	\$490,000	Dec 2016
5 Scanlan Drive	\$455,000	October 2016
5 Ricstan Court Elliminyt	\$415,000	August 2017

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.