

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 or
locality and postcode

93 Fryes Road, Elphinstone Vic 3448

Indicative selling price

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

Single price \$585,000

Median sale price*

Median price House Unit Suburb or locality ElphinstonePeriod - From to Source

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 eighteen 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
1	1873 Calder Hwy TARADALE 3447	\$620,000	17/11/2017
2	78 Musselwhite Dr FARADAY 3451	\$595,000	02/05/2017
3	40 Phillips Rd TARADALE 3447	\$580,000	20/12/2016

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 2

Rooms: 5

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 12.5 hectares sqm approx

Agent Comments

Indicative Selling Price

\$585,000

No median price available

* "This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



1873 Calder Hwy TARADALE 3447 (REI/VG)

Agent Comments

4 2 4

Price: \$620,000

Method: Private Sale

Date: 17/11/2017

Rooms: 6

Property Type: House

Land Size: 40470 sqm approx



78 Musselwhite Dr FARADAY 3451 (REI)

Agent Comments

3 1 2

Price: \$595,000

Method: Private Sale

Date: 02/05/2017

Rooms: -

Property Type: Lifestyle Property (Rur)



40 Phillips Rd TARADALE 3447 (VG)

Agent Comments

3 - -

Price: \$580,000

Method: Sale

Date: 20/12/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40000 sqm approx