

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



148 RAILWAY ROAD, ELMORE, VIC 3558

 1  1  1

Indicative Selling Price

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

Single Price: **\$150,000**

Provided by: Bronwyn Hosking, Bendigo Property Plus

MEDIAN SALE PRICE



ELMORE, VIC, 3558

Suburb Median Sale Price (House)

\$174,750

01 October 2016 to 30 September 2017

Provided by: 

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.



126 HERVEY ST, ELMORE, VIC 3558

 2  1  2

Sale Price

\$157,000

Sale Date: 14/07/2017

Distance from Property: 255m



21 HERVEY ST, ELMORE, VIC 3558

 1  1  1

Sale Price

\$140,000

Sale Date: 02/03/2017

Distance from Property: 1.2km



99 HERVEY ST, ELMORE, VIC 3558

 3  1  -

Sale Price

\$137,500

Sale Date: 05/01/2017

Distance from Property: 312m



This report has been compiled on 07/12/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

148 RAILWAY ROAD, ELMORE, VIC 3558

Indicative selling price

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

Single Price:

\$150,000

Median sale price

Median price

\$174,750

House

X

Unit


Suburb

ELMORE

Period

01 October 2016 to 30 September 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
126 HERVEY ST, ELMORE, VIC 3558	\$157,000	14/07/2017
21 HERVEY ST, ELMORE, VIC 3558	\$140,000	02/03/2017
99 HERVEY ST, ELMORE, VIC 3558	\$137,500	05/01/2017