

## 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

63 WOODROWVALE ROAD ELLIMINYT VIC 3250

### Indicative selling price

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

Single Price

or range  
between

\$455,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Elliminyt

Period-from

01 Apr 2022

to

31 Mar 2023

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

8 SLATER STREET ELLIMINYT VIC 3250	\$475,000	20-Oct-22
187A MAIN STREET ELLIMINYT VIC 3250	\$450,000	22-Dec-21
30 DOWLING STREET ELLIMINYT VIC 3250	\$459,000	09-Mar-22

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.

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**8 SLATER STREET ELLIMINYT VIC 3250**

Sold Price

**\$475,000**

Sold Date

**20-Oct-22**

 -  -  -

Distance

**0.17km**



**187A MAIN STREET ELLIMINYT VIC 3250**

Sold Price

**\$450,000**

Sold Date

**22-Dec-21**

 -  -  -

Distance

**1.47km**



**30 DOWLING STREET ELLIMINYT VIC 3250**

Sold Price

**\$459,000**

Sold Date

**09-Mar-22**

 -  -  -

Distance

**0.55km**



**32 AIREYS STREET ELLIMINYT VIC 3250**

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date

**23-Mar-23**

 -  -  -

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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