

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

lots 1 and 2/21 Doveton Street, Elphinstone Vic 3448

Indicative selling price

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

Range between \$165,000 & \$180,000

Median sale price

Median price \$125,000 Property Type Vacant land Suburb Elphinstone

Period - From 31/01/2019 to 30/01/2020 Source REIV

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
1	22 Gilbert St ELPHINSTONE 3448	\$189,950	07/08/2019
2	17 Read St ELPHINSTONE 3448	\$175,000	31/07/2019
3	37 Wright St ELPHINSTONE 3448	\$125,000	25/06/2019

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.~~

This Statement of Information was prepared on:

31/01/2020 14:02



Property Type:
Agent Comments

Indicative Selling Price

\$165,000 - \$180,000

Median Land Price

31/01/2019 - 30/01/2020: \$125,000

Comparable Properties

22 Gilbert St ELPHINSTONE 3448 (VG)

Agent Comments



Price: \$189,950

Method: Sale

Date: 07/08/2019

Property Type: Land

17 Read St ELPHINSTONE 3448 (VG)

Agent Comments



Price: \$175,000

Method: Sale

Date: 31/07/2019

Property Type: Land

37 Wright St ELPHINSTONE 3448 (VG)

Agent Comments



Price: \$125,000

Method: Sale

Date: 25/06/2019

Property Type: Land

Land Size: 2038 sqm approx