

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

21 Irrewillipe Road, Elliminyt Vic 3250

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$435,000

Property Type

House

Suburb

Elliminyt

Period - From

30/04/2019

to

29/04/2020

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	49 Dowling St ELLIMINYT 3250	\$585,000	07/01/2020
2	9 Cruickshank Ct ELLIMINYT 3250	\$535,000	06/09/2019
3	9 Callistemon Ct ELLIMINYT 3250	\$475,000	20/09/2019

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:

30/04/2020 17:54



Property Type: House (Previously Occupied - Detached)
Land Size: 2394 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000
Median House Price
 30/04/2019 - 29/04/2020: \$435,000

Comparable Properties



49 Dowling St ELLIMINYT 3250 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 07/01/2020
Rooms: 8
Property Type: House
Land Size: 1932 sqm approx

9 Cruickshank Ct ELLIMINYT 3250 (VG)

Agent Comments



Price: \$535,000
Method: Sale
Date: 06/09/2019
Property Type: House (Res)
Land Size: 894 sqm approx



9 Callistemon Ct ELLIMINYT 3250 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 20/09/2019
Property Type: House
Land Size: 1842 sqm approx