

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

19 Wright Street, Elmore Vic 3558

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$321,000

Property Type House

Suburb Elmore

Period - From 28/10/2020

to 27/10/2021

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 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 31 Hervey St ELMORE 3558	\$399,000	30/04/2021
2		
3		

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.~~

This Statement of Information was prepared on:

28/10/2021 16:17

ight Street, Elmore Vic 3558



Leonie Butler CEA (REIV)
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3 2 0

Property Type: House
Land Size: 1462 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$434,500
Median House Price
28/10/2020 - 27/10/2021: \$321,000

Comparable Properties



31 Hervey St ELMORE 3558 (VG)

Agent Comments

3 - -

Price: \$399,000
Method: Sale
Date: 30/04/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx

ate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within metres of the property for sale in the last eighteen months.

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