Statement of Information

Single residential property located outside the Melbourne metropolitan area

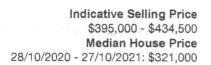
Section 47AF of the Estate Agents Act 1980

		Godion 47A1	i tilo motato A	genta Act 1000
Prope	rty offered for s	sale		
	Address luding suburb or ty and postcode	19 Wright Street, Elmore Vic 3558		
Indica	tive selling pric	ce		
For the	meaning of this p	orice see consumer.vic.gov.au/underquoting		
Rang	e between \$395,0	8 \$434,500		
Media	n sale price			
Median price \$321,000 Property Type House Sub			eurb Elmore	
Period - From 28/10/2020 to 27/10/2021 Source REIN			/	
Comp	arable property	sales (*Delete A or B below as applicable)		
A*		ree properties sold within five kilometres of the presentative of the presentative of the state agent or agent's representative of the sale.		
Addre	ess of comparabl	le property	Price	Date of sale
1 3	31 Hervey St ELM	ORE 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	





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

nparable Properties



31 Hervey St ELMORE 3558 (VG)

Agent Comments

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.

