

## 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

Lot 2/2426 Harmony Way, Elphinstone Vic 3448

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$250,000

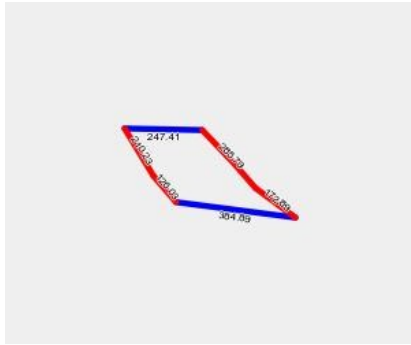
**Median sale price\***Median price \$450,000 House ☒ Unit ☐ Suburb or locality ElphinstonePeriod - From 12/01/2017 to 12/12/2017 Source [www.realestate.com.au](http://www.realestate.com.au)**Comparable property sales (\*Delete A or B below as applicable)**

~~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		
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.



**Rooms:**

**Property Type:** Vacant land

**Land Size:** 90320 sqm approx

Agent Comments

**Indicative Selling Price**

\$250,000

**Median House Price \***

12/01/2017 - 12/12/2017: \$450,000

\* Agent calculated median

## Comparable Properties



**2352 Harmony Way ELPHINSTONE 3448 (REI)** Agent Comments



**Price:** \$185,000

**Method:** Private Sale

**Date:** 19/07/2017

**Rooms:** -

**Property Type:** Land

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.