

# 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 Doveton Street, Elphinstone Vic 3448

### Indicative selling price

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

Range between \$465,000 & \$485,000

### Median sale price

Median price \$415,000

Property Type House

Suburb Elphinstone

Period - From 03/03/2019

to 02/03/2020

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	2 Cooke St ELPHINSTONE 3448	\$450,000	16/11/2018
2	1a Thompson St ELPHINSTONE 3448	\$401,000	15/02/2019
3	99 High St TARADALE 3447	\$340,000	08/01/2020

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:

03/03/2020 13:45



 3  2  3

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 3611 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$465,000 - \$485,000

**Median House Price**

03/03/2019 - 02/03/2020: \$415,000

## Comparable Properties



**2 Cooke St ELPHINSTONE 3448 (REI/VG)**

**Agent Comments**

 3  1  4

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 16/11/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 4000 sqm approx



**1a Thompson St ELPHINSTONE 3448 (REI/VG)** **Agent Comments**

 2  1  3

**Price:** \$401,000  
**Method:** Private Sale  
**Date:** 15/02/2019  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 2996 sqm approx



**99 High St TARADALE 3447 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 08/01/2020  
**Property Type:** House  
**Land Size:** 560 sqm approx