Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,000,000

Property offered for sale

| Address | 14 Sarah Court, Elphinstone Vic 3448 |
|-----------------------|--------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$1,050,000 & | \$1,150,000 |
|-----------------------------|-------------|
|-----------------------------|-------------|

Median sale price

| Median price | \$765,000 | Pro | perty Type Ho | ouse | Suburb | Elphinstone |
|---------------|------------|-----|---------------|--------|---------|-------------|
| Period - From | 21/02/2023 | to | 20/02/2024 | Source | ce REIV | |

Comparable property sales (*Delete A or B below as applicable)

95 Cypress Dr ELPHINSTONE 3448

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 32 Back Rd TARADALE 3447 | \$1,250,000 | 03/01/2024 |
| 2 | 120 Allendale Rd ELPHINSTONE 3448 | \$1,075,000 | 28/11/2023 |

OR

3

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.

| 9 | |
|--|------------------|
| This Statement of Information was prepared on: | 21/02/2024 09:08 |



22/12/2023







Property Type: House Land Size: 39321 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** 21/02/2023 - 20/02/2024: \$765,000

Comparable Properties



32 Back Rd TARADALE 3447 (REI)

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Price: \$1,250,000 Method: Private Sale Date: 03/01/2024 **Property Type:** House

Land Size: 101171.50 sqm approx

Agent Comments



120 Allendale Rd ELPHINSTONE 3448 (REI)



Price: \$1,075,000 Method: Private Sale Date: 28/11/2023

Property Type: House (Res)

Agent Comments



95 Cypress Dr ELPHINSTONE 3448 (REI)

Price: \$1,000,000 Method: Private Sale Date: 22/12/2023 Property Type: House

Land Size: 36421.74 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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