

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

14 Sarah Court, Elphinstone Vic 3448

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

Property Type

House

Suburb

Elphinstone

Period - From

21/02/2023

to

20/02/2024

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	32 Back Rd TARADALE 3447	\$1,250,000	03/01/2024
2	120 Allendale Rd ELPHINSTONE 3448	\$1,075,000	28/11/2023
3	95 Cypress Dr ELPHINSTONE 3448	\$1,000,000	22/12/2023

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:

21/02/2024 09:08



 3
  1
  4

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)

Agent Comments

 3
  2
  6

Price: \$1,250,000
Method: Private Sale
Date: 03/01/2024
Property Type: House
Land Size: 101171.50 sqm approx



120 Allendale Rd ELPHINSTONE 3448 (REI)

Agent Comments

 4
  2
  4

Price: \$1,075,000
Method: Private Sale
Date: 28/11/2023
Property Type: House (Res)



95 Cypress Dr ELPHINSTONE 3448 (REI)

Agent Comments

 3
  1
  6

Price: \$1,000,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 36421.74 sqm approx

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