

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

267 Forest Street, Elliminyt Vic 3250

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Elliminyt

Period - From

06/10/2020

to

05/10/2021

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	21 Florence Rd ELLIMINYT 3250	\$820,000	23/02/2021
2	128 Aireys St ELLIMINYT 3250	\$760,000	22/01/2021
3	72 Aireys St ELLIMINYT 3250	\$750,000	30/06/2021

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:

06/10/2021 10:32



Property Type: House (Previously Occupied - Detached)
Land Size: 12100 sqm approx
 Agent Comments

Indicative Selling Price
 \$760,000
Median House Price
 06/10/2020 - 05/10/2021: \$525,000

Comparable Properties



21 Florence Rd ELLIMINYT 3250 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 23/02/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 98500 sqm approx

128 Aireys St ELLIMINYT 3250 (VG)

Agent Comments



Price: \$760,000
Method: Sale
Date: 22/01/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 12195 sqm approx



72 Aireys St ELLIMINYT 3250 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 30/06/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 12110 sqm approx

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