

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

45 Wright Street, Elphinstone Vic 3448

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$560,000

Median sale price

Median price

House

Unit

Suburb or locality

Elphinstone

Period - From

to

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 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: House (Previously Occupied - Detached)

Land Size: 4506 sqm approx

Agent Comments

This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



1 Mccrae St ELPHINSTONE 3448 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 03/07/2017

Rooms: 6

Property Type: House



34 Henry St TARADALE 3447 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 26/06/2017

Rooms: 5

Property Type: House

Land Size: 3000 sqm approx

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.