

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

35 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)

Single price

\$459,000

### Median sale price

Median price

\$411,000

Property Type

House

Suburb

Elphinstone

Period - From

14/01/2019

to

13/01/2020

Source

REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	21 Doveton St ELPHINSTONE 3448	\$415,000	25/04/2019
3	43 Grations Rd ELPHINSTONE 3448	\$415,000	24/07/2018

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/01/2020 13:34



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4000 sqm approx

Agent Comments

**Indicative Selling Price**

\$459,000

**Median House Price**

14/01/2019 - 13/01/2020: \$411,000

## Comparable Properties



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

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 16/11/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 4000 sqm approx



**21 Doveton St ELPHINSTONE 3448 (REI)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 25/04/2019

**Rooms:** 5

**Property Type:** House



**43 Grations Rd ELPHINSTONE 3448 (REI/VG)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 24/07/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 4046 sqm approx