

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

137 Bendigo-sutton Grange Road, Elphinstone Vic 3448

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price*

Median price

Property Type

Suburb

Elphinstone

Period - From

to

Source

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	1 Emma St ELPHINSTONE 3448	\$875,000	08/12/2021
2	42 Thornhill La ELPHINSTONE 3448	\$840,000	24/12/2021
3	53 Railway Rd ELPHINSTONE 3448	\$750,000	23/02/2022

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:

15/02/2023 10:42

* 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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
No median price available

Comparable Properties



1 Emma St ELPHINSTONE 3448 (REI/VG)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 08/12/2021
Property Type: House
Land Size: 37400 sqm approx



42 Thornhill La ELPHINSTONE 3448 (REI/VG)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 24/12/2021
Property Type: House
Land Size: 40468.60 sqm approx

53 Railway Rd ELPHINSTONE 3448 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 23/02/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 18400 sqm approx

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