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 | 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 Subu | rbElphinstone | |
| 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 | | |



^{*} 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)

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



42 Thornhill La ELPHINSTONE 3448 (REI/VG)

Price: \$840,000 Method: Private Sale Date: 24/12/2021 Property Type: House

Land Size: 40468.60 sqm approx

Agent Comments

53 Railway Rd ELPHINSTONE 3448 (VG)

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Price: \$750,000 Method: Sale Date: 23/02/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 18400 sqm approx

Agent Comments

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





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