

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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	CA4 Section 19 Mccrae Street, Elphinstone Vic 3448					
Including suburb and						
postcode						

Indicative selling price

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

Single price	\$130,000

Median sale price*

Median price	House	е	Unit		Suburb	Elphinstone
Period - From	to			Source		

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 1 100 Fryers Rd CHEWTON 3451 \$190,000 24/05/2018 2 31 Patterson St MALMSBURY 3446 \$166,000 09/12/2017 3 11 Wright St ELPHINSTONE 3448 \$109,000 20/11/2017

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.
- * 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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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Rooms:

Property Type: Land

Land Size: 1900 sqm approx

Agent Comments

Indicative Selling Price \$130,000 No median price available

Comparable Properties



100 Fryers Rd CHEWTON 3451 (REI/VG)

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Price: \$190,000 Method: Private Sale Date: 24/05/2018

Rooms: -

Property Type: Land

Land Size: 2000 sqm approx

Agent Comments

31 Patterson St MALMSBURY 3446 (REI/VG)







Price: \$166,000 Method: Private Sale Date: 09/12/2017

Rooms: -

Property Type: Land (Res) Land Size: 2000 sqm approx **Agent Comments**



11 Wright St ELPHINSTONE 3448 (VG)

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Agent Comments

Price: \$109,000 Method: Sale Date: 20/11/2017 Rooms: -

Property Type: Land

Land Size: 1023 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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