

## 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

CA4 Section 19 Mccrae 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 \$130,000

**Median sale price\***

Median price

House

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.



**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)**

Agent Comments



**Price:** \$190,000  
**Method:** Private Sale  
**Date:** 24/05/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 2000 sqm approx



**31 Patterson St MALMSBURY 3446 (REI/VG)**

Agent Comments



**Price:** \$166,000  
**Method:** Private Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 2000 sqm approx



**11 Wright St ELPHINSTONE 3448 (VG)**

Agent Comments



**Price:** \$109,000  
**Method:** Sale  
**Date:** 20/11/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1023 sqm approx