

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

23 Saunders Court, Elphinstone Vic 3448

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Elphinstone

Period - From

27/05/2020

to

26/05/2021

Source

REIV

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	43 Sarah Ct ELPHINSTONE 3448	\$629,000	09/04/2021
2	29 Bassetts La ELPHINSTONE 3448	\$657,000	16/12/2020
3	30 Trevor Dr TARADALE 3447	\$675,000	29/10/2020

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:

27/05/2021 10:21



3 1 4

Rooms: 5
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 40470 sqm approx
 Agent Comments

Indicative Selling Price
 \$645,000

Median House Price
 27/05/2020 - 26/05/2021: \$625,000

Comparable Properties



43 Sarah Ct ELPHINSTONE 3448 (REI)

Agent Comments

3 2 6

Price: \$629,000
Method: Private Sale
Date: 09/04/2021
Property Type: House
Land Size: 41430 sqm approx



29 Bassetts La ELPHINSTONE 3448 (REI/VG)

Agent Comments

3 2 -

Price: \$657,000
Method: Private Sale
Date: 16/12/2020
Property Type: House
Land Size: 20234.30 sqm approx



30 Trevor Dr TARADALE 3447 (VG)

Agent Comments

3 - -

Price: \$675,000
Method: Sale
Date: 29/10/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 41774 sqm approx