

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

10 Florence Road Elliminyt 3250

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$529,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$415,000

*House

X

*Unit

Suburb
or locality

Elliminyt

Period - From 1st Sept 2016

to

31st Aug 2017

Source

Realestate.com.au

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

96 Slater Street Elliminyt. Vic 3250	\$ 531,000	June 2017
3 Rose Drive Elliminyt. Vic 3250	\$490,000	December 2016
8 Howarth Street Elliminyt Vic 3250	\$498,000	June 2016

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.