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

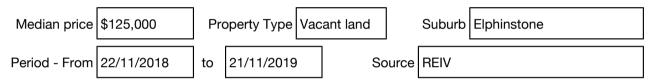
255 Pollards Road, Elphinstone Vic 3448

Indicative selling price

For the meaning	of this	price see	consumer.vic.go	v.au/underquoting
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Single price \$330,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	Lot 2/2426 Harmony Way ELPHINSTONE 3448	\$260,000	10/01/2019
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

22/11/2019 10:45









Property Type: Mixed Land Size: 80000 sqm approx Agent Comments Indicative Selling Price \$330,000 Median Land Price 22/11/2018 - 21/11/2019: \$125,000

Comparable Properties



Lot 2/2426 Harmony Way ELPHINSTONE 3448 Agent Comments (REI) Price: \$260,000

Method: Private Sale Date: 10/01/2019 Property Type: Land

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 eighteen months.

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





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.