

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.gov.au/underquoting

Single price

\$330,000

Median sale price

Median price

\$125,000

Property Type

Vacant land

Suburb

Elphinstone

Period - From

22/11/2018

to

21/11/2019

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 eighteen 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 | 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.