

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 and
postcode

28 Wannon Avenue Edenhope VIC 3318

Indicative selling price

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

Single Price

\$240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$160,000

Property type

House

Suburb

Edenhope

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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

208-210 Elizabeth Street Edenhope VIC 3318	\$223,400	13-Apr-21
180 Elizabeth Street Edenhope VIC 3318	\$207,000	18-Jan-19
22 Laidlaw Avenue Edenhope VIC 3318	\$225,000	11-Feb-19

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: 05 July 2021



Lee Curnow

P 0887627900

M 0427620864

E lee.curnow@elders.com.au



208-210 Elizabeth Street Edenhope VIC 3318 Sold Price **\$223,400** Sold Date **13-Apr-21**

3 1 2

Distance **0.27km**



180 Elizabeth Street Edenhope VIC 3318 Sold Price **\$207,000** Sold Date **18-Jan-19**

3 1 2

Distance **0.63km**



22 Laidlaw Avenue Edenhope VIC 3318 Sold Price **\$225,000** Sold Date **11-Feb-19**

3 1 1

Distance **0.74km**



191 Elizabeth Street Edenhope VIC 3318 Sold Price **\$185,000** Sold Date **09-Nov-20**

3 1 2

Distance **0.51km**



185 Elizabeth Street Edenhope VIC 3318 Sold Price **\$191,000** Sold Date **18-Nov-19**

3 2 2

Distance **0.56km**



151 Lake Street Edenhope VIC 3318 Sold Price **\$220,000** Sold Date **10-May-19**

3 2 1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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171 Elizabeth Street Edenhope VIC 3318

Sold Price

^{RS}

\$250,000

Sold Date

07-Jun-21



3



1



5

Distance

0.73km



6 Laidlaw Avenue Edenhope VIC 3318

Sold Price

\$192,000

Sold Date

08-Sep-20



3



1



1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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