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	P.N	
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$460,000		
Median sale price*		
Median price Property Type Subu	Elphinstone	
Period - From to Source		
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 10 David Dr TARADALE 3447	\$500,000	19/12/2022
2 Olivers La ELPHINSTONE 3448	\$440,000	01/08/2023
3 90 Fryers Rd CAMPBELLS CREEK 3451	\$355,000	25/03/2023
OR		
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: 28/03/2024 13:54		
* When this Statement of Information was prepared, publicly available information providing median sale		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Agent Comments

Indicative Selling Price \$460,000 No median price available

Comparable Properties



10 David Dr TARADALE 3447 (REI/VG)

Price: \$500,000 Method: Private Sale

Date: 19/12/2022 **Property Type:** Land

Land Size: 55037.30 sqm approx

Agent Comments

Olivers La ELPHINSTONE 3448 (VG)

-



Price: \$440,000 Method: Sale Date: 01/08/2023

Property Type: Hobby Farm < 20 ha Land Size: 30000 sqm approx

Agent Comments



90 Fryers Rd CAMPBELLS CREEK 3451 (REI) Agent Comments

Price: \$355,000 Method: Private Sale Date: 25/03/2023 Property Type: Land

Land Size: 8141 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.