

# 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

35 Byerly Street Elmhurst VIC 3469
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### Indicative selling price

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

Single price

\$358,000

or range between

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### Median sale price

**\* Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media 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*.

### Comparable property sales

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 High Street Elmhurst VIC 3469	\$350,000	10.03.2021
23 Blind Creek Road Elmhurst VIC 3469	\$350,000	07-08-2021
88 Green Street Elmurst VIC 3469	\$325,000	18.08.2021

This Statement of Information was prepared on: 02.03.2022