

# 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 98 Woodrowvale Road, Elliminyt Vic 3250  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$400,000

### Median sale price

Median price \$380,000

Property Type Vacant land

Suburb Elliminyt

Period - From 17/05/2022

to 16/05/2023

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		
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:

17/05/2023 09:20



**Property Type:** Lifestyle  
**Land Size:** 9,651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$400,000  
**Median Land Price**  
17/05/2022 - 16/05/2023: \$380,000

## Comparable Properties

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** - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160