

## 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

10 BEECHY COURT ELLIMINYT VIC 3250

### 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

or range  
between

\$860,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Land

Suburb

Elliminyt

Period-from

01 Oct 2023

to

30 Sep 2024

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

31 HOWARTH STREET ELLIMINYT VIC 3250	\$850,000	16-Aug-23
7 LOCKDON COURT ELLIMINYT VIC 3250	\$900,000	14-Jun-24
94 HARRIS ROAD ELLIMINYT VIC 3250	\$825,000	28-Nov-23

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: 25 October 2024



**31 HOWARTH STREET ELLIMINYT  
VIC 3250**

4 2 2

Sold Price **\$850,000** Sold Date **16-Aug-23**

Distance **1.45km**



**7 LOCKDON COURT ELLIMINYT  
VIC 3250**

4 2 3

Sold Price **\$900,000** Sold Date **14-Jun-24**

Distance **1.46km**



**94 HARRIS ROAD ELLIMINYT VIC  
3250**

4 2 5

Sold Price **\$825,000** Sold Date **28-Nov-23**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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