

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

Lot 1/30 Finnings Road, Elphinstone Vic 3448

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$220,000

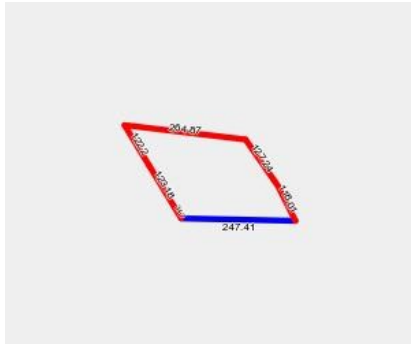
Median sale price*Median price \$450,000 House ☒ Unit ☐ Suburb or locality ElphinstonePeriod - From 12/01/2017 to 12/12/2017 Source www.realestate.com.au**Comparable property sales (*Delete A or B below as applicable)**

~~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.



Rooms:

Property Type: Vacant land

Land Size: 58530 sqm approx

Agent Comments

Indicative Selling Price

\$220,000

Median House Price *

12/01/2017 - 12/12/2017: \$450,000

* Agent calculated median

Comparable Properties



29 David Dr TARADALE 3447 (VG)

Agent Comments



Price: \$205,000

Method: Sale

Date: 07/11/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 40500 sqm approx



2352 Harmony Way ELPHINSTONE 3448 (REI)

Agent Comments



Price: \$185,000

Method: Private Sale

Date: 19/07/2017

Rooms: -

Property Type: Land

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.