

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

61 Sarah Court, Elphinstone Vic 3448

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

Range between \$830,000

&

\$860,000

Median sale price*

Median price

House

Unit

Suburb or locality

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 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	51 Cemetery Rd ELPHINSTONE 3448	\$865,000	09/08/2018
2	29 Olive Dr TARADALE 3447	\$745,000	16/05/2018
3	54 Stanley St ELPHINSTONE 3448	\$720,000	14/03/2018

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.

* 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.



3 2 2

Rooms: 6

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4.16 hectares sqm approx

Agent Comments

Indicative Selling Price
\$830,000 - \$860,000
No median price available

Comparable Properties



51 Cemetery Rd ELPHINSTONE 3448 (REI/VG) Agent Comments

5 2 6

Price: \$865,000

Method: Private Sale

Date: 09/08/2018

Rooms: 8

Property Type: House

Land Size: 20000 sqm approx



29 Olive Dr TARADALE 3447 (REI)

Agent Comments

6 2 2

Price: \$745,000

Method: Private Sale

Date: 16/05/2018

Rooms: 8

Property Type: House

Land Size: 48564 sqm approx



54 Stanley St ELPHINSTONE 3448 (REI/VG)

Agent Comments

4 3 2

Price: \$720,000

Method: Private Sale

Date: 14/03/2018

Rooms: 6

Property Type: House

Land Size: 16000 sqm approx