

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2 Aberdeen Road, Elphinstone VIC 3448

Indicative selling price

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

Single price \$* or range between \$450,000 & \$470,000

Median sale price Not enough data available to confirm a figure

(*Delete house or unit as applicable)

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 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 2345 Calder Highway, Elphinstone VIC 3448	\$450,000	30/08/2017
2 146 Wright Street, Elphinstone VIC	\$465,000	10/03/2017
3 51 Saunders Court, Elphinstone VIC	\$465,000	18/05/2017