

# 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

181 Fryes Road, Elphinstone Vic 3448

### Indicative selling price

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

Range between \$646,000 & \$695,000

### Median sale price

Median price \$857,500 Property Type House Suburb Elphinstone

Period - From 04/03/2023 to 03/03/2024 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 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	40 Torneys La ELPHINSTONE 3448	\$690,000	21/08/2023
2	4 Cooke St ELPHINSTONE 3448	\$650,000	18/02/2024
3	44 Wright St ELPHINSTONE 3448	\$640,000	06/02/2024

**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:

04/03/2024 09:55



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**Property Type:** House  
**Land Size:** 5665.604 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$646,000 - \$695,000

**Median House Price**

04/03/2023 - 03/03/2024: \$857,500

## Comparable Properties



**40 Torneys La ELPHINSTONE 3448 (REI)**

**Agent Comments**

3   1   4

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** House  
**Land Size:** 4046.86 sqm approx



**4 Cooke St ELPHINSTONE 3448 (REI)**

**Agent Comments**

2   1   -

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 18/02/2024  
**Property Type:** House  
**Land Size:** 4037 sqm approx



**44 Wright St ELPHINSTONE 3448 (REI)**

**Agent Comments**

2   2   5

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House  
**Land Size:** 1639 sqm approx