

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

142 Elizabeth Street Edenhope VIC 3318

Indicative selling price

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

Single Price

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$160,000

Property type

House

Suburb

Edenhope

Period-from

01 Oct 2020

to

30 Sep 2021

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

138 Elizabeth Street Edenhope VIC 3318	\$201,500	01-Sep-21
171 Elizabeth Street Edenhope VIC 3318	\$250,000	11-May-21
102 Elizabeth Street Edenhope VIC 3318	\$250,000	20-May-21

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: 29 October 2021



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138 Elizabeth Street Edenhope VIC 3318

Sold Price

^{RS} **\$201,500** ^{UN}

Sold Date

01-Sep-21

3 1 1

Distance

0.04km



171 Elizabeth Street Edenhope VIC 3318

Sold Price

\$250,000

Sold Date

11-May-21

3 1 5

Distance

0.32km



102 Elizabeth Street Edenhope VIC 3318

Sold Price

Sold Date

20-May-21

3 1 4

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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