

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

35 Wright Street, Elphinstone Vic 3448

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$385,000

Median sale price

Median price

\$432,500

Property Type

House

Suburb

Elphinstone

Period - From

17/09/2018

to

16/09/2019

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	1a Thompson St ELPHINSTONE 3448	\$401,000	15/02/2019
2	27 Davy St TARADALE 3447	\$390,000	02/11/2018
3	37 Wright St ELPHINSTONE 3448	\$125,000	18/07/2019

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:

17/09/2019 16:14



3 1 2

Rooms: 5

Property Type: House Residential

Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price

\$385,000

Median House Price

17/09/2018 - 16/09/2019: \$432,500

Comparable Properties



1a Thompson St ELPHINSTONE 3448 (REI/VG) Agent Comments

2 1 3

Price: \$401,000

Method: Private Sale

Date: 15/02/2019

Rooms: 3

Property Type: House

Land Size: 2996 sqm approx

27 Davy St TARADALE 3447 (VG)

Agent Comments

3 - -

Price: \$390,000

Method: Sale

Date: 02/11/2018

Property Type: House (Res)

Land Size: 2000 sqm approx

37 Wright St ELPHINSTONE 3448 (VG)

Agent Comments

- - -

Price: \$125,000

Method: Sale

Date: 18/07/2019

Property Type: Land

Land Size: 1025 sqm approx