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

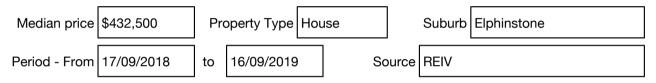
35 Wright Street, Elphinstone Vic 3448

Indicative selling price

	ee consumer.vic.gov.	

Single price \$385,000

Median sale price



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









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



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

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.