

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

3 Slater Street, Elliminyt Vic 3250

Indicative selling price

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

Range between \$760,000 & \$790,000

Median sale price

Median price \$540,000 Property Type House Suburb Elliminyt

Period - From 01/10/2020 to 30/09/2021 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 | 368 Queen St ELLIMINYT 3250 | \$801,000 | 25/06/2021 |
| 2 | 162 Hart St ELLIMINYT 3250 | \$735,000 | 05/10/2020 |
| 3 | 36 Aireys St ELLIMINYT 3250 | \$518,000 | 22/02/2021 |

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:

06/12/2021 12:39



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 11136 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$790,000
Median House Price
Year ending September 2021: \$540,000

Comparable Properties

368 Queen St ELLIMINYT 3250 (VG)

Agent Comments



Price: \$801,000
Method: Sale
Date: 25/06/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 12190 sqm approx

162 Hart St ELLIMINYT 3250 (VG)

Agent Comments



Price: \$735,000
Method: Sale
Date: 05/10/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10802 sqm approx



36 Aireys St ELLIMINYT 3250 (REI)

Agent Comments



Price: \$518,000
Method: Private Sale
Date: 22/02/2021
Property Type: House
Land Size: 12140.58 sqm approx