

STATEMENT OF INFORMATION

86 MICHELLE STREET, ELMORE, VIC 3558

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



86 MICHIE STREET, ELMORE, VIC 3558



Indicative Selling Price

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

Price Range:

\$150,000 to \$165,000

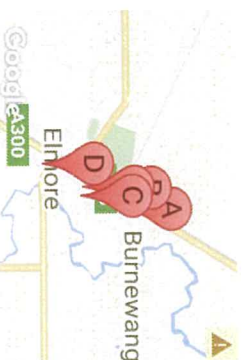
MEDIAN SALE PRICE

ELMORE, VIC, 3558

Suburb Median Sale Price (House)

\$187,500

01 April 2017 to 31 March 2018



Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



144 MICHIE ST, ELMORE, VIC 3558



Sale Price

\$140,000

Sale Date: 23/05/2017

Distance from Property: 654m



136 RAILWAY RD, ELMORE, VIC 3558



Sale Price

\$162,000

Sale Date: 09/05/2017

Distance from Property: 253m



92 HERVEY ST, ELMORE, VIC 3558

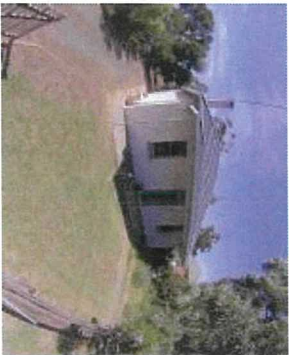


Sale Price

\$187,500

Sale Date: 02/05/2017

Distance from Property: 132m



26 MICHIE ST, ELMORE, VIC 3558



Sale Price

\$160,000

Sale Date: 24/02/2017

Distance from Property: 696m



This report has been compiled on 23/05/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricerfinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

86 MICHIE STREET, ELMORE, VIC 3558

Indicative selling price

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

Price Range:

\$150,000 to \$165,000

Median sale price

Median price

\$187,500

House

X

Unit

Suburb

ELMORE

Period

01 April 2017 to 31 March 2018

Source

pricefinder

Comparable property sales

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
144 MICHIE ST, ELMORE, VIC 3558	\$140,000	23/05/2017
136 RAILWAY RD, ELMORE, VIC 3558	\$162,000	09/05/2017
92 HERVEY ST, ELMORE, VIC 3558	\$187,500	02/05/2017
26 MICHIE ST, ELMORE, VIC 3558	\$160,000	24/02/2017