

## 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 2 ALMOND GROVE, ELLIMINYT, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$470,000

### Median sale price

Median price \$434,000 House ☒ Unit ☐ Suburb ELLIMINYT  
Period 01 July 2017 to 30 June 2018 Source 

### 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
7 BORONIA WAY, ELLIMINYT, VIC 3250	\$515,000	01/12/2017
158 HART ST, ELLIMINYT, VIC 3250	\$465,000	29/03/2018
5 RICSTAN CRT, ELLIMINYT, VIC 3250	\$415,000	10/07/2017