

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	170 Irrewillipe Road, Elliminyt Vic 3250
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Indicative selling price

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

Range between &

Median sale price*

Median price	<input type="text"/>	Property Type	<input type="text"/>	Suburb	Elliminyt
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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 179B Hart St ELLIMINYT 3250	\$450,000	03/03/2022
2 187a Main St ELLIMINYT 3250	\$450,000	22/12/2021
3		

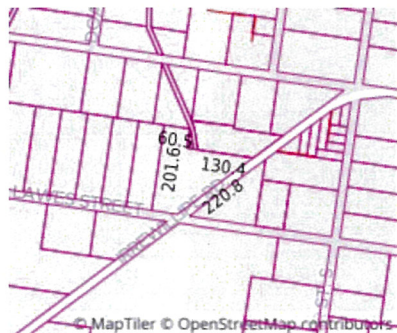
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

170 Irrewillipe Road, Elliminyt Vic 3250



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
No median price available

Comparable Properties

179B Hart St ELLIMINYT 3250 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 03/03/2022
Property Type: Hobby Farm < 20 ha
Land Size: 4077 sqm approx

187a Main St ELLIMINYT 3250 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 22/12/2021
Property Type: Hobby Farm < 20 ha
Land Size: 8087 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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