

## 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 and  
postcode

10 CARDWELL STREET ELMORE VIC 3558

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$302,500

Property type

House

Suburb

Elmore

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

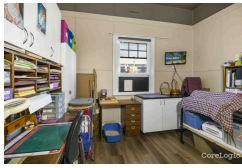
Date of sale

91 MICHIE STREET ELMORE VIC 3558	\$440,000	26-Jul-23
93 HERVEY STREET ELMORE VIC 3558	\$362,500	25-Mar-25
115 MICHIE STREET ELMORE VIC 3558	\$358,000	13-Oct-23

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: 05 June 2025



**91 MICHIE STREET ELMORE VIC 3558**

Sold Price **\$440,000** Sold Date **26-Jul-23**

3 2 2

Distance **0.46km**



**93 HERVEY STREET ELMORE VIC 3558**

Sold Price **\$362,500** Sold Date **25-Mar-25**

3 1 2

Distance **0.5km**



**115 MICHIE STREET ELMORE VIC 3558**

Sold Price **\$358,000** Sold Date **13-Oct-23**

3 1 2

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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