

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

30 MICHIE STREET ELMORE VIC 3558

Indicative selling price

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

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$302,500

Property type

House

Suburb

Elmore

Period-from

01 May 2024

to

30 Apr 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

13 JEFFREY STREET ELMORE VIC 3558	\$322,500	16-Feb-24
9 DOWELL COURT ELMORE VIC 3558	\$455,000	19-Feb-25
91 MICHIE STREET ELMORE VIC 3558	\$440,000	26-Jul-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: 09 May 2025



13 JEFFREY STREET ELMORE VIC 3558

Sold Price **\$322,500** Sold Date **16-Feb-24**

3 1 -

Distance **0.46km**



9 DOWELL COURT ELMORE VIC 3558

Sold Price **\$455,000** Sold Date **19-Feb-25**

3 2 2

Distance **1.35km**



91 MICHIE STREET ELMORE VIC 3558

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

3 2 2

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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