## 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

34 ELYSIAN LANE NEILBOROUGH VIC 3570

### Indicative selling price

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

| Single Price \$770,000 & \$800,000 | Single Price | , | or range<br>between | \$770,000 | & | \$800,000 |
|------------------------------------|--------------|---|---------------------|-----------|---|-----------|
|------------------------------------|--------------|---|---------------------|-----------|---|-----------|

#### Median sale price

**Important advice about the median sale price:** 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*.

#### 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 |
|---|-----------|--------------|
| 17 BUCKLAND STREET NEILBOROUGH VIC 3570 | \$735,000 | 30-May-25    |
| 14 PALMER ROAD NEILBOROUGH VIC 3570     | \$850,000 | 05-Dec-24    |
| 178 PIERCES ROAD SEBASTIAN VIC 3556     | \$845,000 | 18-Oct-24    |

#### 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: 07 August 2025





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17 BUCKLAND STREET **NEILBOROUGH VIC 3570** 

**⇔** -

Sold Price

\$735,000 Sold Date 30-May-25

2.25km Distance



14 PALMER ROAD NEILBOROUGH Sold Price VIC 3570

\$850,000 Sold Date 05-Dec-24

Distance 3.46km



178 PIERCES ROAD SEBASTIAN VIC Sold Price 3556

**\$845,000** Sold Date **18-Oct-24** 

**=** 3

**■** 5

₽ 2

₾ 2

\$ 2

\$ 5

Distance 4.42km

**RS** = Recent sale

UN = Undisclosed Sale

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