

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 or
locality and postcode

3 Bateman Street, Elphinstone Vic 3448

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$411,000

Property Type House

Suburb Elphinstone

Period - From 13/02/2019

to 12/02/2020

Source REIV

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
1	27 Davy St TARADALE 3447	\$390,000	02/11/2018
2	17 Turner St ELPHINSTONE 3448	\$380,000	14/06/2019
3	35 Wright St ELPHINSTONE 3448	\$360,000	28/11/2019

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:

13/02/2020 10:30



Property Type:
Agent Comments

Indicative Selling Price
\$370,000

Median House Price
13/02/2019 - 12/02/2020: \$411,000

Comparable Properties

27 Davy St TARADALE 3447 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 02/11/2018
Property Type: House (Res)
Land Size: 2000 sqm approx



17 Turner St ELPHINSTONE 3448 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 14/06/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 40000 sqm approx

35 Wright St ELPHINSTONE 3448 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 28/11/2019
Property Type: House
Land Size: 989 sqm approx