

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

Indicative selling price

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

Range between &

Median sale price*

Median price Property Type Suburb

Period - From to Source

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	94 Davy St TARADALE 3447	\$535,000	28/08/2018
2	195 Fries Rd ELPHINSTONE 3448	\$467,000	23/07/2018
3	2 Cooke St ELPHINSTONE 3448	\$450,000	16/11/2018

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:

* 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.



3 2 2

Rooms: 4
Property Type: House
Land Size: 3411 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$490,000 - \$530,000
No median price available

Comparable Properties



94 Davy St TARADALE 3447 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$535,000
Method: Private Sale
Date: 28/08/2018
Property Type: House
Land Size: 6318 sqm approx



195 Fries Rd ELPHINSTONE 3448 (REI/VG)

[Agent Comments](#)

3 2 4

Price: \$467,000
Method: Private Sale
Date: 23/07/2018
Rooms: 5
Property Type: House
Land Size: 8350 sqm approx



2 Cooke St ELPHINSTONE 3448 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$450,000
Method: Private Sale
Date: 16/11/2018
Rooms: 4
Property Type: House
Land Size: 4000 sqm approx