



## Statement of Information

Single residential property located outside the Melbourne metropolitan area  
Sections 47AF of the Estate Agents Act 1980

Prepared: 16<sup>th</sup> January 2019

### Property offered for sale

218 Sinclair Street South Elliminyt VIC 3250

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 and \$440,000

### Median Sale Price

**Median Price** \$385,000 **Suburb or Locality** Elliminyt  
**Period from** 01-Jan 2018 to 31-Dec 2018

**Property Type** House  
**Source** Corelogic

### Comparable Property Sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that Colliers International estate agents and Andrew Lewis consider to be most comparable to the property for sale

<b>Address of comparable property</b>	<b>Price</b>	<b>Date of Sale</b>
148 Hart Street Elliminyt VIC 3250	\$408,000	27 July 2017
54 Lawes Street Elliminyt VIC 3250	\$435,000	16 July 2018
50 Pound Road Elliminyt VIC 3250	\$475,000	11 April 2018