



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**277 Bendigo - Sutton Grange  
Road,  
ELPHINSTONE 3448**

House



3 beds



1 baths



4 parking

### Indicative selling price

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

**Range \$450,000 - \$475,000**

### Median sale price

**Not provided**

### Comparable property sales

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 the most comparable to the property for sale.

**93 Fryers Road,**  
Elphinstone 3448

Price **\$540,000** Sold 23 June  
2018

**94 Owens Road,**  
Elphinstone 3448

Price **\$407,000** Sold 22  
March 2019

**65 Saunders Road,**  
Elphinstone 3448

Price **\$500,000** Sold 07  
September 2018

This Statement of Information was prepared on 1st Nov 2019

### Additional Information

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 is offered for sale is used to determine the indicative selling price. This information is sourced from RP Data. (5) of the Estate Agents Act 1980

### Elders Real Estate Bendigo

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### Contact agents



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