



STATEMENT OF INFORMATION

110 HERVEY STREET, ELMORE, VIC

PREPARED BY PAUL BYRNE , BENDIGO REAL ESTATE, PHONE: 0439 441 198



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110 HERVEY STREET, ELMORE, VIC

 4  1  2

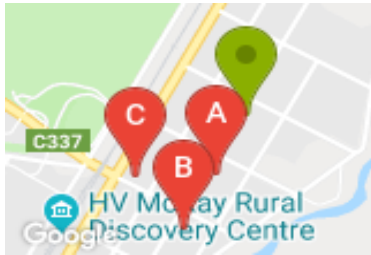
Indicative Selling Price

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

Price Range: \$265,000 to \$290,000

Provided by: Paul Byrne , Bendigo Real Estate

MEDIAN SALE PRICE



ELMORE, VIC, 3558

Suburb Median Sale Price (House)

\$188,225

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



90 HERVEY ST, ELMORE, VIC 3558

 3  1  2

Sale Price

\$250,000

Sale Date: 10/03/2017

Distance from Property: 231m



70 HERVEY ST, ELMORE, VIC 3558

 2  2  4

Sale Price

\$300,000

Sale Date: 18/05/2017

Distance from Property: 462m



2 CLARKE ST, ELMORE, VIC 3558

 2  1  2

Sale Price

\$308,000

Sale Date: 24/07/2017

Distance from Property: 430m



This report has been compiled on 04/07/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

110 HERVEY STREET, ELMORE, VIC

Indicative selling price

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

Price Range: \$265,000 to \$290,000

Median sale price

Median price

\$188,225

House

Unit

Suburb

ELMORE

Period

01 July 2017 to 30 June 2018

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
90 HERVEY ST, ELMORE, VIC 3558	\$250,000	10/03/2017
70 HERVEY ST, ELMORE, VIC 3558	\$300,000	18/05/2017
2 CLARKE ST, ELMORE, VIC 3558	\$308,000	24/07/2017