

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 and
postcode

1A THOMPSON STREET ELPHINSTONE VIC 3448

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

House

Suburb

Elphinstone

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

6 ALBERT STREET CHEWTON VIC 3451	\$506,500	23-Dec-21
5 BREAKNECK ROAD MALMSBURY VIC 3446	\$560,000	30-Apr-22
27 BURGOYNE STREET VAUGHAN VIC 3451	\$565,000	24-Aug-22

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: 28 October 2022

**6 ALBERT STREET CHEWTON VIC 3451**

Sold Price

\$506,500

Sold Date

23-Dec-21

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Distance

6.94km**5 BREAKNECK ROAD MALMSBURY VIC 3446**

Sold Price

\$560,000

Sold Date

30-Apr-22

🛏️ 3 🚿 1 🚗 4

Distance

11.99km**27 BURGOYNE STREET VAUGHAN VIC 3451**

Sold Price

\$565,000

Sold Date

24-Aug-22

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Distance

12.75km

RS = Recent sale

UN = Undisclosed Sale

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