

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	102 Railway Road Elmore, 3558
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Indicative selling price

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

Single price	\$250,000
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Median sale price

Median price	\$332,500	Property Type	LAND	Suburb	ELMORE
Period - From	08-Dec-2020	to	08-Dec-2021	Source	Pricefinder

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
1	79 Michie Street, Elmore	\$180,000	08-Nov-2021
2	92 Railway Road, Elmore	\$250,000	01-Dec-2020
3	97 Railway Road, Elmore	\$130,000	01-Jun-2021

This statement of information was prepared on 29-Aug-2023 at 1:35:56 PM EST