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 or locality and postcode	120 Railway Road, Elphinstone, Vic 3448

Indicative selling price

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

Single price	$820,000	~~or range between~~		

Median sale price

Median price	$476,000	Property type	House	Suburb	Elphinstone
Period - From	July 2019	to	June 2020	Source	Pricefinder.com

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
83 Thornhill Lane, Elphinstone	$665,000	17/09/2019
61 Sarah Court, Elphinstone	$845,000	11/07/2019
120 Cemetery Road, Elphinstone	$595,000	21/02/2020

This Statement of Information was prepared on: 10th September 2020