

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 or locality and postcode

29 Aireys Street Elliminyt

Indicative selling price

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

Single price or range between \$380,000 & \$410,000

Median sale price

(*Delete house or unit as applicable)

Median price \$425,000 *House *Unit Suburb or locality Elliminyt

Period - From 1st April 2018 to 22nd April 2019 Source Realestate.com.au

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 |
|-------------------------------------|-----------|----------------|
| 285 Sinclair Street South Elliminyt | \$420,000 | September 2018 |
| 45 Lawes Road Elliminyt | \$435,000 | September 2018 |
| 50 Pound Road Elliminyt | \$475,000 | April 2018 |