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	42 Thornhill Lane, Elphinstone Vic 3448

Indicative selling price

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

Range between $770,000 & $795,000

Median sale price

Median price $657,000 Property Type House Suburb Elphinstone

Period - From 01/10/2020 to 30/09/2021 Source REIV

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
1	132 Bubbs La CHEWTON BUSHLANDS 3451	$835,000	23/02/2021
2	23 Saunders Ct ELPHINSTONE 3448	$730,000	02/07/2021
3	43 Sarah Ct ELPHINSTONE 3448	$629,000	09/04/2021

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: 13/12/2021 09:54

42 Thornhill Lane, Elphinstone Vic 3448



Property Type: House
Land Size: 38630 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $795,000
Median House Price
Year ending September 2021: $657,000

Comparable Properties



132 Bubbs La CHEWTON BUSHLANDS 3451 (REI/VG)

4 2 3

Price: $835,000
Method: Private Sale
Date: 23/02/2021
Rooms: 9
Property Type: House (Res)
Land Size: 40400 sqm approx

Agent Comments



23 Saunders Ct ELPHINSTONE 3448 (REI/VG)

3 1 8

Price: $730,000
Method: Private Sale
Date: 02/07/2021
Property Type: House
Land Size: 38242.83 sqm approx

Agent Comments



43 Sarah Ct ELPHINSTONE 3448 (REI/VG)

3 2 6

Price: $629,000
Method: Private Sale
Date: 09/04/2021
Property Type: House
Land Size: 41430 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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