

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price\***

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 eighteen 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	2 Cooke St ELPHINSTONE 3448	\$450,000	16/11/2018
2	20 Old Drummond Rd TARADALE 3447	\$395,000	24/01/2018
3	27 Davy St TARADALE 3447	\$390,000	02/11/2018

**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 eighteen months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3   1   2

**Rooms:** 4  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1011 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$390,000 - \$429,000  
**No median price available**

## Comparable Properties



**2 Cooke St ELPHINSTONE 3448 (REI/VG)**

Agent Comments

3   1   4

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 16/11/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 4000 sqm approx



**20 Old Drummond Rd TARADALE 3447 (REI/VG)**

Agent Comments

3   1   8

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 24/01/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1392 sqm approx

**27 Davy St TARADALE 3447 (VG)**

Agent Comments

3   -   -

**Price:** \$390,000  
**Method:** Sale  
**Date:** 02/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2000 sqm approx