

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

125 Cribbes Hill Road, Elphinstone, 3448
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Indicative selling price

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

	range between	\$1,390,000	&	\$1,520,000
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Median sale price

Median price

\$840,000

Property type

House

Suburb

Elphinstone

Period - From

Oct 2021

to

Sept 2022

Source

Pricefinder.com.au

Comparable property sales

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:

5 th December, 2022
