

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

181 Fryes Road, Elphinstone Vic 3448

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$857,500

Property Type House

Suburb Elphinstone

Period - From 24/01/2023

to 23/01/2024

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	40 Torneys La ELPHINSTONE 3448	\$690,000	21/08/2023
2	88 High St TARADALE 3447	\$650,000	29/11/2022
3	137 Bendigo Sutton Grange Rd ELPHINSTONE 3448	\$600,000	09/06/2023

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:

24/01/2024 14:13



Property Type: Misc
Improvements Residential (no dwelling)

Agent Comments

Indicative Selling Price

\$695,000

Median House Price

24/01/2023 - 23/01/2024: \$857,500

Comparable Properties



40 Torneys La ELPHINSTONE 3448 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 21/08/2023
Property Type: House
Land Size: 4046.86 sqm approx



88 High St TARADALE 3447 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 29/11/2022
Property Type: House
Land Size: 3640 sqm approx



137 Bendigo Sutton Grange Rd ELPHINSTONE 3448 (REI/VG) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/06/2023
Property Type: House
Land Size: 17118 sqm approx

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