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 and postcode

25 ELANDRA DRIVE ASCOT VIC 3551

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 betweer	1 3000 000	&	\$610,000		
Median sale price							
(*Delete house or unit as app	licable)						
Median Price	\$577,500	Property type	House	Suburb	Ascot		

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Period-from	01 May 2023	to	30 Apr 2	2024	Source		Corelogic	

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 MILLEWA DRIVE ASCOT VIC 3551	\$580,000	09-May-23
18 LANGLEY DRIVE EPSOM VIC 3551	\$585,000	25-Aug-23
11 GOYNES ROAD EPSOM VIC 3551	\$587,500	07-Nov-23

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 May 2024



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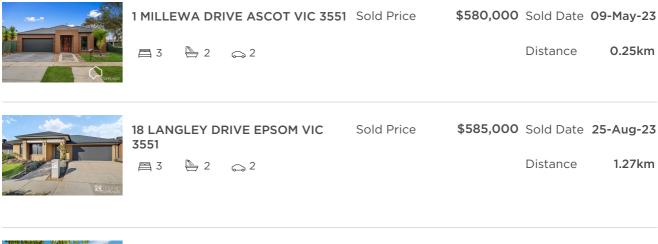


\$587,500 Sold Date 07-Nov-23

Distance

2.37km

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 I1 GOYNES ROAD EPSOM VIC 3551
 Sold Price

 □ 3
 □ 2
 □ 2

RS = Recent sale UN = Undisclosed Sale

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