

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

34 Doveton Street, Elphinstone Vic 3448

Indicative selling price

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

Range between \$645,000 & \$675,000

Median sale price

Median price \$902,500 Property Type House Suburb Elphinstone

Period - From 11/07/2023 to 10/07/2024 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	181 Fries Rd ELPHINSTONE 3448	\$645,000	13/05/2024
3	44 Wright St ELPHINSTONE 3448	\$640,000	06/02/2024

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:

11/07/2024 13:57



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Property Type: House
Land Size: 4179 sqm approx
 Agent Comments

Indicative Selling Price

\$645,000 - \$675,000

Median House Price

11/07/2023 - 10/07/2024: \$902,500

Comparable Properties



40 Torneys La ELPHINSTONE 3448 (REI)

Agent Comments

 3
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  4

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



181 Fries Rd ELPHINSTONE 3448 (REI)

Agent Comments

 2
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Price: \$645,000
Method: Private Sale
Date: 13/05/2024
Property Type: House
Land Size: 5665.60 sqm approx



44 Wright St ELPHINSTONE 3448 (REI)

Agent Comments

 2
  2
  5

Price: \$640,000
Method: Private Sale
Date: 06/02/2024
Property Type: House
Land Size: 1639 sqm approx

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