

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

90B ELIZABETH STREET EDENHOPE VIC 3318

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
between

\$120,000

&

\$170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Business

Suburb

Edenhope

Period-from

01 Feb 2022

to

31 Jan 2023

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

77 ELIZABETH STREET EDENHOPE VIC 3318	\$101,000	21-Sep-21
71 ELIZABETH STREET EDENHOPE VIC 3318	\$103,950	21-Jul-22
65 ELIZABETH STREET EDENHOPE VIC 3318	\$165,000	03-Sep-21

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.

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**77 ELIZABETH STREET EDENHOPE
VIC 3318**

Sold Price

\$101,000

Sold Date

21-Sep-21

- - 5

Distance

0.09km



**71 ELIZABETH STREET EDENHOPE
VIC 3318**

Sold Price

\$103,950

Sold Date

21-Jul-22

- - -

Distance

0.1km



**65 ELIZABETH STREET EDENHOPE
VIC 3318**

Sold Price

\$165,000

Sold Date

03-Sep-21

- - -

Distance

0.12km



**52-54 ELIZABETH STREET
EDENHOPE VIC 3318**

Sold Price

\$250,000

Sold Date

27-Aug-22

2 - 2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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