

## 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

23 ELIZABETH STREET EDENHOPE VIC 3318

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$245,000

Property type

Farm

Suburb

Edenhope

Period-from

01 May 2022

to

30 Apr 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

14 LAIDLAW AVENUE EDENHOPE VIC 3318	\$425,000	22-Dec-22
159 LAKE STREET EDENHOPE VIC 3318	\$385,000	23-Mar-23
48 LAIDLAW AVENUE EDENHOPE VIC 3318	\$450,000	04-Oct-22

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: 18 May 2023



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**14 LAIDLAW AVENUE EDENHOPE  
VIC 3318**

Sold Price

**\$425,000**

Sold Date

**22-Dec-22**

3 2 -

Distance

**1.51km**



**159 LAKE STREET EDENHOPE VIC  
3318**

Sold Price

**\$385,000**

Sold Date

**23-Mar-23**

3 2 2

Distance

**1.49km**



**48 LAIDLAW AVENUE EDENHOPE  
VIC 3318**

Sold Price

**\$450,000**

Sold Date

**04-Oct-22**

3 2 1

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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