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 (*Delete single price or range as applicable)

Single Price	\$420,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$245,000	Prope	erty type		Farm	Suburb	Edenhope
Period-from	01 May 2022	to	30 Apr 2	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	

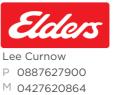
OR

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



consumer.vic.gov.au



E lee.curnow@elders.com.au



 14 LAIDLAW AVENUE EDENHOPE
 Sold Price
 \$425,000
 Sold Date
 22-Dec-22

 VIC 3318
 Image: Arrow of the state of the sta



 159 LAKE STREET EDENHOPE VIC
 Sold Price
 \$385,000
 Sold Date
 23-Mar-23

 3318
 □ 3 □ 2 □ □ 2
 □ Distance
 1.49km



48 LAIDLAW AVENUE EDENHOPE VIC 3318		Sold Price	\$450,000	Sold Date	04-Oct-22
📇 3 👆 2	e ⊜1			Distance	1.71km

RS = Recent sale UN = Undisclosed Sale

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