

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

15 WRIGHT STREET ELMORE VIC 3558

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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Elmore

Period-from

01 Jul 2021

to

30 Jun 2022

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

115 MICHIE STREET ELMORE VIC 3558	\$340,000	16-Dec-21
136 RAILWAY PLACE ELMORE VIC 3558	\$290,000	13-Jun-22
49 SIMMIE STREET ELMORE VIC 3558	\$380,000	22-Dec-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.~~

This Statement of Information was prepared on: 19 July 2022

**Elders Real Estate**

Elders Real Estate

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**115 MICHIE STREET ELMORE VIC 3558**

Sold Price

\$340,000

Sold Date

16-Dec-21

3



1



2

Distance

0.42km**136 RAILWAY PLACE ELMORE VIC 3558**

Sold Price

^{RS} **\$290,000** ^{UN}

Sold Date

13-Jun-22

3



1



2

Distance

0.48km**49 SIMMIE STREET ELMORE VIC 3558**

Sold Price

\$380,000

Sold Date

22-Dec-21

3



1



2

Distance

0.89km**26 MICHIE STREET ELMORE VIC 3558**

Sold Price

\$275,000

Sold Date

29-Jun-21

3



1



2

Distance

1.11km**17-25 SWINDALE STREET ELMORE VIC 3558**

Sold Price

\$380,000

Sold Date

16-Aug-21

3



1



2

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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