

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

209 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

\$460,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

House

Suburb

Edenhope

Period-from

01 Oct 2023

to

30 Sep 2024

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

171 LAKE STREET EDENHOPE VIC 3318	\$450,000	13-Dec-23
161 LAKE STREET EDENHOPE VIC 3318	\$430,000	12-May-24
23 ELIZABETH STREET EDENHOPE VIC 3318	\$347,800	18-Jul-24

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: 30 October 2024



171 LAKE STREET EDENHOPE VIC 3318

Sold Price

\$450,000

Sold Date

13-Dec-23



4



2



3

Distance

0.26km



161 LAKE STREET EDENHOPE VIC 3318

Sold Price

\$430,000

Sold Date

12-May-24



3



1



2

Distance

0.31km



23 ELIZABETH STREET EDENHOPE VIC 3318

Sold Price

\$347,800

Sold Date

18-Jul-24



4



2



2

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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