

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 or
locality and postcode

31 Elandra Drive, Ascot Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$335,000 & \$368,500

Median sale price

Median price \$370,000 House X Unit Suburb or locality Ascot

Period - From 01/07/2016 to 30/06/2017 Source REIV

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 eighteen 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
1	8 Elandra Dr ASCOT 3551	\$370,000	16/11/2016
2	3 Elandra Dr ASCOT 3551	\$345,000	09/09/2016
3	28 Elandra Dr ASCOT 3551	\$326,000	27/01/2017

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 eighteen months.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$335,000 - \$368,500
Median House Price
Year ending June 2017: \$370,000

Comparable Properties



8 Elandra Dr ASCOT 3551 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 16/11/2016
Rooms: 7
Property Type: House
Land Size: 583 sqm approx



3 Elandra Dr ASCOT 3551 (REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 09/09/2016
Rooms: 6
Property Type: House
Land Size: 568 sqm approx



28 Elandra Dr ASCOT 3551 (REI/VG)

Agent Comments



Price: \$326,000
Method: Private Sale
Date: 27/01/2017
Rooms: 5
Property Type: House
Land Size: 535 sqm approx