



# STATEMENT OF INFORMATION

7 CLARKE STREET, ELMORE, VIC

PREPARED BY PAUL BYRNE , BENDIGO REAL ESTATE, PHONE: 0439 441 198

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 CLARKE STREET, ELMORE, VIC**

 3  1  -

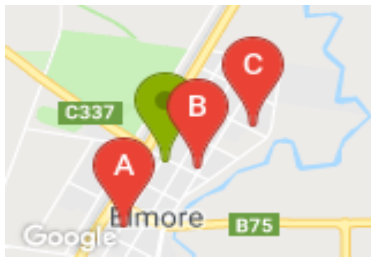
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$235,000 to \$255,000**

Provided by: Paul Byrne , Bendigo Real Estate

## MEDIAN SALE PRICE



**ELMORE, VIC, 3558**

Suburb Median Sale Price (House)

**\$188,225**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**24 MICHIE ST, ELMORE, VIC 3558**

 3  1  2

Sale Price

**\$245,000**

Sale Date: 15/03/2018

Distance from Property: 545m



**23 JEFFREY ST, ELMORE, VIC 3558**

 3  1  2

Sale Price

**\$240,000**

Sale Date: 16/08/2017

Distance from Property: 227m



**17 WRIGHT ST, ELMORE, VIC 3558**

 4  1  3

Sale Price

**\$225,000**

Sale Date: 30/11/2017

Distance from Property: 643m



This report has been compiled on 27/07/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 CLARKE STREET, ELMORE, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$235,000 to \$255,000

### Median sale price

Median price

\$188,225

House

Unit

Suburb

ELMORE

Period

01 July 2017 to 30 June 2018

Source

 pricfinder

### Comparable property sales

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
24 MICHIE ST, ELMORE, VIC 3558	\$245,000	15/03/2018
23 JEFFREY ST, ELMORE, VIC 3558	\$240,000	16/08/2017
17 WRIGHT ST, ELMORE, VIC 3558	\$225,000	30/11/2017