

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 HODGES ESTATE ROAD, ELLASWOOD, 🕮 - 🕒 - 😂 -







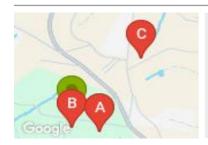
Indicative Selling Price

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

Single Price: \$285,000

Provided by: Kelly Quirke, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



ELLASWOOD, VIC, 3875

Suburb Median Sale Price (Vacant Land)

\$220,500

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

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 agents representative considers to be most comparable to the property for sale.



17 HODGES ESTATE RD, WY YUNG, VIC 3875







Sale Price

\$275,000

Sale Date: 04/04/2024

Distance from Property: 218m





33 HODGES ESTATE RD, WY YUNG, VIC 3875







Sale Price

\$295,000

Sale Date: 30/07/2024

Distance from Property: 99m





7 HYLTON VSTA, WY YUNG, VIC 3875







Sale Price

\$310.000

Sale Date: 14/10/2024

Distance from Property: 600m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address		
Including	suburb	and	
	posto	ode	

42 HODGES ESTATE ROAD, ELLASWOOD, VIC 3875

Indicative selling price

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

Single Price: \$285,000	Single Price:	\$285,000
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Median sale price

Median price	\$220,500	Property type	Vacant Land	:	Suburb	ELLASWOOD
Period	od 01 January 2024 to 31 December 2024		Source		P	ricefinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 HODGES ESTATE RD, WY YUNG, VIC 3875	\$275,000	04/04/2024
33 HODGES ESTATE RD, WY YUNG, VIC 3875	\$295,000	30/07/2024
7 HYLTON VSTA, WY YUNG, VIC 3875	\$310,000	14/10/2024

This Statement of Information was prepared on:

18/01/2025

