

## HOUSE Offered for Sale

269 Warragul-Leongatha Road Ellinbank VIC 3821

 4  2  2

## Indicative Selling Price

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

Range between \$730,000 & \$790,000

## Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**37 Henrys Road Nyora VIC 3987**

Sold Price

**\$825,000**

Sold Date

**12-Oct-18**

 3  2  4

Distance

**23.42km**

### Notes from your agent

Stunning home on just 2.5 Acres. Sold for \$800K. Value in the home rather than the land.  
On market for 59 days . Nyora different area approx 20km from your property.



**128 Cropleys Road Ellinbank VIC 3821**

Sold Price

**\$820,000**

Sold Date

**16-Jan-18**

 4  2  3

Distance

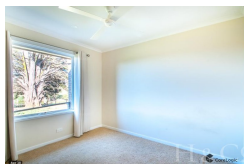
**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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**491 Lardners Track Drouin East VIC Sold Price \$720,000 Sold Date 14-Sep-18**  
**3818**

4 2 2

Distance **13.56km**

### Notes from your agent

Distance from your property 13Km. and only 5Km from Drouin and Warragul township.

Smaller land than yours at just 3.4 Acres and home is older style with work and updates required. Originally listed \$780 - \$820K. On market for nearly 5 months. Sold \$720,000. Price change minus 12.2%.

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