

STATEMENT OF INFORMATION

77 CANADIAN BAY ROAD, MOUNT ELIZA, VIC 3930

PREPARED BY BELINDA JONES, HOCKINGSTUART MOUNT ELIZA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



77 CANADIAN BAY ROAD, MOUNT ELIZA,  **2**  **1**  **1**

Indicative Selling Price

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

Price Range: \$630,000 to \$690.000

Provided by: Belinda Jones, hockingstuart Mornington

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (Unit)

\$499,000

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	77 CANADIAN BAY ROAD, MOUNT ELIZA, VIC 3930
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Indicative selling price

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Price Range:	\$630,000 to \$690.000
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Median sale price

Median price	\$499,000	House		Unit	X	Suburb	MOUNT ELIZA
Period	01 April 2017 to 31 March 2018			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.