

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

11 Allen Drive, Mount Eliza

Indicative selling price

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

Single price \$* or range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,022,500 *House ☒ *unit ☐ Suburb or locality Mount Eliza

Period - From June 2016 to May 2017 Source Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/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
1 1 Roborough Avenue, Mount Eliza	\$1,780,000	17 March 2017
2 9 Barton Drive, Mount Eliza	\$2,180,000	29 April 2017
3 35 Roborough Avenue, Mount Eliza	\$1,870,000	2 June 2017