

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 8/189 Mount Eliza Way, Mount Eliza VIC 3930

Indicative selling price

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

| | | | |
|-------|-----------|----|-----------|
| Range | \$790,000 | to | \$860,000 |
|-------|-----------|----|-----------|

Median sale price

| | | | | | |
|--------------|-----------|------|---|--------|-------------|
| Median price | \$582,000 | Unit | X | Suburb | Mount Eliza |
|--------------|-----------|------|---|--------|-------------|

| | | | | | |
|---------------|-----------|----|-----------|--------|-----|
| Period - From | 01 Nov 16 | to | 13 Nov 17 | Source | REA |
|---------------|-----------|----|-----------|--------|-----|

Comparable property sales

B 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.

Property offered for sale by

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| Agent Name and Contact Details | Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au |
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DATE Prepared: 27 November 2017