

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 PENINSULA PLACE, MOUNT ELIZA, VIC  4  2  2

Indicative Selling Price

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

Single Price: **\$850,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,040,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



10 ORCA ST, MOUNT ELIZA, VIC 3930  4  2  2

Sale Price

***\$930,000**

Sale Date: 03/11/2017

Distance from Property: 733m



186 MOUNT ELIZA WAY, MOUNT ELIZA, VIC  4  2  2

Sale Price

\$947,500

Sale Date: 15/08/2017

Distance from Property: 891m



14 WIRINGA CRES, MOUNT ELIZA, VIC 3930  4  2  2

Sale Price

\$850,000

Sale Date: 26/07/2017

Distance from Property: 335m



This report has been compiled on 20/12/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

6 PENINSULA PLACE, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Single Price:

\$850,000

Median sale price

Median price

\$1,040,000

House

Unit

Suburb

MOUNT ELIZA

Period

01 April 2017 to 30 September 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
10 ORCA ST, MOUNT ELIZA, VIC 3930	*\$930,000	03/11/2017
186 MOUNT ELIZA WAY, MOUNT ELIZA, VIC 3930	\$947,500	15/08/2017
14 WIRINGA CRES, MOUNT ELIZA, VIC 3930	\$850,000	26/07/2017