Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range st,,000,000 st, 1,100,000 Median sale price (*Delete house or unit as applicable) Median Price \$1,375,000 Property type House Suburb Mount Eliza Period-from 01 Jul 2020 to 30 Jun 2021 Source Corelogic Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for sale in the last 6 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	Property offered for sale	е							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$1,000,000 \$\$1,100,000 Median sale price (*Delete house or unit as applicable) Median Price \$1,375,000 Property type House Suburb Mount Eliza Period-from 01 Jul 2020 to 30 Jun 2021 Source Corelogic Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:	Including suburb and	31 Millbank Drive Mount Eliza VIC 3930							
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(*Delete house or unit as applicable) Median Price \$1,375,000 Property type House Suburb Mount Eliza Period-from 01 Jul 2020 to 30 Jun 2021 Source Corelogic Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Single Price					\$1,000,000	8	\$1,100,000	
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Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Median Price	\$1,375,000	00 Property type			House	Suburb	Mount Eliza	
A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Period-from	01 Jul 2020	to 30 Jun 2021			Sour	се	Corelogic	
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to						e property for	sale.	

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 6 months.

This Statement of Information was prepared on: 08 July 2021



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