



STATEMENT OF INFORMATION

(Single residential property located in the Melbourne metropolitan area)
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Wynnstay Road, Mount Eliza

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 between

&

Median sale price

(*Delete house or unit as applicable)

Median price

*House

☒

*Unit

☐

Suburb

Period - From

to

Source

Comparable property sales

A* 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
19 Brighton Crescent Mount Eliza	\$920,000	4 th April 2019
2 Bellevue Crescent Mount Eliza	\$875,000	3 rd Dec 2019
29 Mountain view Road Mount Eliza	\$765,000	14 th Jan 2019