

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

3/174 Canadian Bay Road, Mount Eliza Vic 3930

Indicative selling price

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

Single price

\$670,000

Median sale price

Median price

\$855,250

Property Type

Unit

Suburb

Mount Eliza

Period - From

01/01/2022

to

31/12/2022

Source

REIV

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 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
1	2/19 Coonara Av MOUNT ELIZA 3930	\$655,000	05/11/2022
2			
3			

OR

~~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.~~

This Statement of Information was prepared on:

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3/174 Canadian Bay Road, Mount Eliza Vic 3930

CROWDER
community real estate

Stewart Lardner

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Indicative Selling Price

\$670,000

Median Unit Price

Year ending December 2022: \$855,250



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/19 Coonara Av MOUNT ELIZA 3930 (REI/VG) **Agent Comments**

2 1 1

Price: \$655,000

Method: Private Sale

Date: 05/11/2022

Property Type: Unit

Land Size: 150 sqm approx

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



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