

## 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

26 Winona Road Mount Eliza VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2019

to

31 Jan 2020

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 11 Bellbird Road Mount Eliza VIC 3930 | \$1,305,000 | 03-Sep-19 |
| 9 Millbank Drive Mount Eliza VIC 3930 | \$1,270,000 | 09-Dec-19 |
| 46 Mather Road Mount Eliza VIC 3930   | \$1,317,000 | 12-Sep-19 |

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 6 months.~~

This Statement of Information was prepared on: 10 February 2020



**11 Bellbird Road Mount Eliza VIC 3930**

 4  4  2

Sold Price **\$1,305,000** Sold Date **03-Sep-19**

Distance **0.51km**



**9 Millbank Drive Mount Eliza VIC 3930**

 4  3  2

Sold Price **\$1,270,000** Sold Date **09-Dec-19**

Distance **0.65km**



**46 Mather Road Mount Eliza VIC 3930**

 4  2  2

Sold Price **\$1,317,000** Sold Date **12-Sep-19**

Distance **0.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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