

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 9 Meadow Lane, 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 \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,177,500 Property type House Suburb Mount Eliza

Period - From 1st Oct 2018 to 30th Sep 2019 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 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. 12 Bright Crescent, Mount Eliza	\$1,875,000	24 th Sept 2019
2. 8 Darvell Lane, Mount Eliza	\$2,000,000	27 th April 2019
3. 3 Binswood Lane, Frankston South	\$1,800,000	6 th May 2019

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: Monday 7th October 2019