

RT Edgar

STATEMENT OF INFORMATION

28 November 2018

Property offered for sale

56 Beluga Street, Mount Eliza

Indicative selling price

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

Range Between	\$890,000 - \$970,000
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Median sale price

Median price	\$1,206,000	House	x	Unit	Suburb	Mount Eliza
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Period - From	1 February 2019	to	31 March 2019	Source	Core Logic RP Data
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agents and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 12 Otaria Street, Mount Eliza	\$ 880,000	27/12/18
2 133 Kunyung Road, Mount Eliza	\$ 890,000	09/10/2018
3 114 Kunyung Road, Mount Eliza	\$ 1,035,000	26/11/2018