

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 St James Cres, Mount Eliza 3930

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,125,000 House ☒ Suburb Mount Eliza

Period - From 1 Nov 2016 to 20 Nov 2017 Source REA

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 |
|---------------------------------|-----------|--------------|
| 1. 10 Orca Street, Mount Eliza | \$930,000 | 3/11/2017 |
| 2. 29 Mohilla St, Mount Eliza | \$920,000 | 04/07/2017 |
| 3. 59 Volitans Ave, Mount Eliza | \$858,000 | 18/08/2017 |

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Bill Branthwaite – Mobile: 0438 148858
Email: bill.branthwaite@nl.com.

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