

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

17 Meribil Close Mount Eliza VIC 3930

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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2018

to

30 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 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

46 Mather Road Mount Eliza VIC 3930	\$1,317,000	11-Sep-19
1 Marie Court Mount Eliza VIC 3930	\$1,300,000	11-May-19
96 Mather Road Mount Eliza VIC 3930	\$1,250,000	19-Aug-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: 12 October 2019



46 Mather Road Mount Eliza VIC 3930

Sold Price

\$1,317,000

Sold Date

11-Sep-19

4 2 2

Distance **0.34km**

Notes from your agent

House has some renovations but no court - probably similar in value or slightly higher



1 Marie Court Mount Eliza VIC 3930

Sold Price

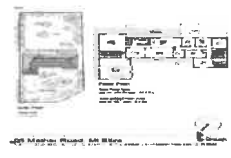
\$1,300,000

Sold Date

11-May-19

4 3 4

Distance **0.58km**



96 Mather Road Mount Eliza VIC 3930

Sold Price

\$1,250,000

Sold Date

19-Aug-19

5 2 2

Distance **0.75km**

Notes from your agent

Larger house but no pool and court. Land more usable so probably similar in value

RS = Recent sale

UN = Undisclosed Sale

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