

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

CURRENT INSPECTION POLICY.

At Impact Realty Group we believe it's essential that we modify our work practice to ensure the health and well-being of our community. We're currently implementing the following measures for inspections.



Maximum 10 viewers per inspection.
Including agents and home occupants.



Please look but don't touch.
Please refrain from touching handles, switches and fixtures.



Adhere to social distancing.
Please maintain a distance of 2m from other people.

Unfortunately we cannot allow you to attend an inspection if you have recently travelled overseas, are experiencing flu-like symptoms, or think there is any possibility you could be carrying COVID-19. If this is the case, we can provide alternative arrangements so that you can remain in isolation.

Thank you for your cooperation with this policy.

impact REALTY GROUP

84-88 ALLISON ROAD, MOUNT ELIZA, VIC  4  2  2

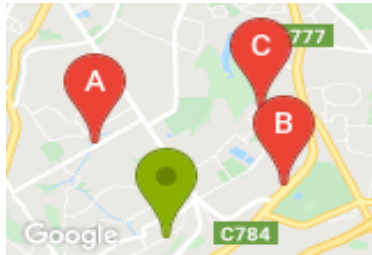
Indicative Selling Price

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

Price Range: \$850,000 to \$900,000

Provided by: Admin Login, Impact Realty

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (Vacant Land)

\$650,000

01 October 2019 to 31 March 2020

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



79 WALKERS RD, MOUNT ELIZA, VIC 3930  3  2  2

Sale Price

****\$1,100,000**

Sale Date: 02/06/2020

Distance from Property: 1.6km



72 MOOROODUC HWY, FRANKSTON SOUTH,  3  2  3

Sale Price

\$980,000

Sale Date: 04/04/2020

Distance from Property: 1.7km



12 MABERLEY CRES, FRANKSTON SOUTH, VIC  3  2  -

Sale Price

\$780,000

Sale Date: 28/02/2020

Distance from Property: 2.2km



This report has been compiled on 18/06/2020 by Impact Realty Group. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

84-88 ALLISON ROAD, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:

\$850,000 to \$900,000

Median sale price

Median price

\$650,000

Property type

House

Suburb

MOUNT ELIZA

Period

01 October 2019 to 31 March 2020

Source

 pricefinder

Comparable property sales

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

79 WALKERS RD, MOUNT ELIZA, VIC 3930	**\$1,100,000	02/06/2020
72 MOOROODUC HWY, FRANKSTON SOUTH, VIC 3199	\$980,000	04/04/2020
12 MABERLEY CRES, FRANKSTON SOUTH, VIC 3199	\$780,000	28/02/2020

This Statement of Information was prepared

18/06/2020