

RT Edgar

STATEMENT OF INFORMATION

9 October 2018

Property offered for sale

13 Dolphin Street, Mount Eliza

Indicative selling price

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

Range
between \$820,000 & \$860,000

Median sale price

Median price	\$1,185,250	House	X	Unit	x	Suburb	Mount Eliza
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Period - From	1 July 2017	to	30 June 2018	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 36 Redbourne Avenue, Mount Eliza	\$930,000	29 June 2018
2 17 Mohilla Street, Mount Eliza	\$960,000	20 April 2018
3 1378 Nepean Highway, Mount Eliza	\$880,000	26 April 2018