

## 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

57 Bellbird Road, Mount Eliza Vic 3930

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

#### Median sale price

Median price

\$1,050,000

House

X

Suburb

Mount Eliza

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

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
63 Millbank Dr MOUNT ELIZA 3930	\$1,030,000	01/03/2017
48 Bellbird Rd MOUNT ELIZA 3930	\$970,000	01/12/2016
333 Canadian Bay Rd MOUNT ELIZA 3930	\$895,000	01/03/2017