

RT Edgar

STATEMENT OF INFORMATION

31 January 2019

Property offered for sale

136 Humphries Road, Mount Eliza

Indicative selling price

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

Range between \$1,375,000 & \$1,475,000

Median sale price

Median price \$1,200,000 House x Unit Suburb Mount Eliza

Period - From 1 November 2017 to 31 October 2018 Source Core Logic RP Data

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 47 Millbank Drive, Mount Eliza | \$1,550,000 | 23/09/2018 |
| 2 18 Meadow Lane, Mount Eliza | \$1,990,000 | 11/12/2018 |
| 3 81A Baden Powell Drive, Mount Eliza | \$1,460,000 | 27/11/2018 |