

RT Edgar

STATEMENT OF INFORMATION

2nd May 2018

Property offered for sale

48 Humphries Road Mount Eliza 3930

Indicative selling price

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

Range between \$1,450,000 & \$1,540,000

Median sale price

Median price \$1,123,000 House X Unit Suburb Mount Eliza

Period - From 01/02/2017 to 31/01/2018 Source Core Logic RP Data

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Flinders estate agent and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 11 Crawford Street Mount Eliza	\$1,465,000	15/02/2018
2 84 Derinya Drive Frankston South	\$1,320,000	05/03/2018
3 4 Hamersley Drive Mount Eliza	\$1,652,000	08/04/2018