



## 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

13 Matong Road, Mount Eliza

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$1,300,000 & \$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,130,000

\*House

x

\*Unit

Suburb

Mount Eliza

Period - From 01/01/2017

to

31/12/2017

Source

Core Logic

### 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
1 3 Matong Road, Mount Eliza	\$ 1,280,000	21/3/2018
2 21 Matong Road, Mount Eliza	\$ 1,850,000	8/2/2018
3 9 Narrung Road, Mount Eliza	\$ 1,420,000	22/3/2018