

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/11 COONARA AVENUE, MOUNT ELIZA,

2 1 1

Indicative Selling Price

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

\$485,000

Provided by: Bill Joyce, Hall & Hall

SUBURB MEDIAN



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (Unit)

\$861,000

01 January 2017 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/163 MOUNT ELIZA WAY, MOUNT ELIZA, VIC

2 1 1

Sale Price

***\$450,000**

Sale Date: 25/02/2017

Distance from Property: 364m



2/4 KENAUD AVE, MOUNT ELIZA, VIC 3930

2 1 2

Sale Price

***\$508,000**

Sale Date: 05/05/2017

Distance from Property: 618m



2/14 CONWAY ST, MOUNT ELIZA, VIC 3930

2 1 1

Sale Price

***\$476,000**

Sale Date: 08/03/2017

Distance from Property: 978m



This report has been compiled on 24/05/2017 by Hall & Hall. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/11 COONARA AVENUE, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Single Price / Range

\$485,000

Median sale price

Median price

\$861,000

House

Unit

X

Suburb

MOUNT ELIZA

Period

01 January 2017 to 31 March 2017

Source



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
1/163 MOUNT ELIZA WAY, MOUNT ELIZA, VIC 3930	*\$450,000	25/02/2017
2/4 KENAUD AVE, MOUNT ELIZA, VIC 3930	*\$508,000	05/05/2017
2/14 CONWAY ST, MOUNT ELIZA, VIC 3930	*\$476,000	08/03/2017