

STATEMENT OF INFORMATION

10 ALVERSTONE GROVE, MOUNT ELIZA, VIC 3930

PREPARED BY ADMIN LOGIN, IMPACT REALTY, OFFICE PHONE: 03 9775 2890

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ALVERSTONE GROVE, MOUNT

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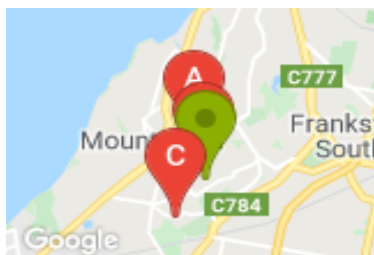
Indicative Selling Price

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

Price Range: **\$950,000 to \$1,045,000**

Provided by: Admin Login, Impact Realty

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,099,500

01 April 2019 to 30 September 2019

Provided by: 

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.



49 WALKERS RD, MOUNT ELIZA, VIC 3930

 3  1  2

Sale Price

\$1,020,000

Sale Date: 14/07/2019

Distance from Property: 1.2km



35 BELLBIRD RD, MOUNT ELIZA, VIC 3930

 4  2  8

Sale Price

\$990,100

Sale Date: 25/05/2019

Distance from Property: 242m



14 EUMERALLA GR, MOUNT ELIZA, VIC 3930

 3  3  4

Sale Price

\$1,055,000

Sale Date: 17/05/2019

Distance from Property: 1.3km



This report has been compiled on 14/11/2019 by Impact Realty Group. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

10 ALVERSTONE GROVE, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:

\$950,000 to \$1,045,000

Median sale price

Median price

\$1,099,500

Property type

House

Suburb

MOUNT ELIZA

Period

01 April 2019 to 30 September 2019

Source

pricfinder

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

Price

Date of sale

49 WALKERS RD, MOUNT ELIZA, VIC 3930	\$1,020,000	14/07/2019
35 BELLBIRD RD, MOUNT ELIZA, VIC 3930	\$990,100	25/05/2019
14 EUMERALLA GR, MOUNT ELIZA, VIC 3930	\$1,055,000	17/05/2019

This Statement of Information was prepared

14/11/2019