

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 21 Allen Drive, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,100,000 House ☒ Suburb Mount Eliza

Period - From 1 August 2016 to 21 August 2017 Source REA

Comparable property sales

- A. 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. 4 Lisa Court, Mount Eliza	\$945,000	18/08/2017
2. 44 Granya Grove, Mount Eliza	\$1,015,000	24/05/2017
3. 28 Mohilla Street, Mount Eliza	\$1,000,000	28/06/2017

Property offered for sale by

Agent Name and
Contact Details Patrick Cornish – Nicholas Lynch Pty Ltd
Mobile: 0438 238 453
Email: patrick.cornish@nl.com.au

DATE Prepared: 30 August 2017