

## 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

8 Orchard Lane Mount Eliza VIC 3930

### 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

\$1,790,000

&

\$1,840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Mount Eliza

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

13 Daveys Bay Road Mount Eliza VIC 3930	\$2,000,000	04-Jul-19
5 Cypress Point Drive Mount Eliza VIC 3930	\$3,575,000	29-Mar-19
17 Jacksons Road Mount Eliza VIC 3930	\$1,700,000	21-May-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 September 2019



**13 Daveys Bay Road Mount Eliza VIC 3930**

4 3 2

Sold Price <sup>RS</sup> **\$2,000,000** Sold Date **04-Jul-19**

Distance **0.09km**



**5 Cypress Point Drive Mount Eliza VIC 3930**

5 4 2

Sold Price **\$3,575,000** Sold Date **29-Mar-19**

Distance **0.11km**



**17 Jacksons Road Mount Eliza VIC 3930**

3 2 2

Sold Price <sup>RS</sup> **\$1,700,000** Sold Date **21-May-19**

Distance **0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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