

RT Edgar

STATEMENT OF INFORMATION

31 October, 2018

Property offered for sale

92 Humphries Road, Mount Eliza

Indicative selling price

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

Range
between \$1,950,000 & \$2,145,000

Median sale price

Median price	\$1,185,250	House	X	Unit	Suburb	Mount Eliza
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Period - From	1 July 2017	to	30 June 2018	Source	Core Logic RP Data
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Flinders estate agent and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 27 McGown Road, Mount Eliza	\$1,900,000	24/09/2018
2. 84 Humphries Road, Mount Eliza	\$1,800,000	30/06/2018
3. 12A Mount Eliza Way, Mount Eliza	\$1,800,000	30/05/2018