

## 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

41 Wynnstay Road 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

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,157,500

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2019

to

30 Apr 2020

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

7 Mason Street Mount Eliza VIC 3930	\$850,000	27-Mar-20
45 Brighton Crescent Mount Eliza VIC 3930	\$905,000	18-Jan-20

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: 28 May 2020


**7 Mason Street Mount Eliza VIC 3930**
 3  1  1

Sold Price

**\$850,000<sup>UN</sup>**

Sold Date

**27-Mar-20**

Distance

**0.65km**

**45 Brighton Crescent Mount Eliza VIC 3930**
 3  2  2

Sold Price

**\$905,000**

Sold Date

**18-Jan-20**

Distance

**0.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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