

RT Edgar

STATEMENT OF INFORMATION

4 September 2018

Property offered for sale

45 Wynnstay Road, Mount Eliza

Indicative selling price

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

Range
between \$1,050,000 & \$1,150,000

Median sale price

Median price	\$1,180,000	House	X	Unit	Suburb	Mount Eliza
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Period - From	01/06/2017	to	31/03/2018	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 9 – 11 Station Street, Mount Eliza	\$1,200,000	15/05/2018
2 17 Millbank Drive, Mount Eliza	\$1,110,000	22/04/2018
3 49 Station Street, Mount Eliza	\$1,035,000	09/05/2018