



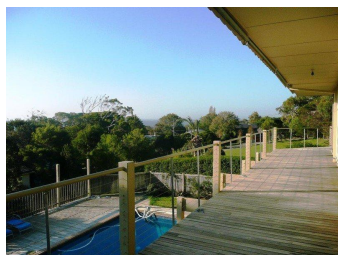
STATEMENT OF INFORMATION

25 JACKSONS ROAD, MOUNT ELIZA, VIC 3930

PREPARED BY JESSICA ELLIOTT, US REAL ESTATE, PHONE: 0405279669

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 JACKSONS ROAD, MOUNT ELIZA, VIC



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Indicative Selling Price

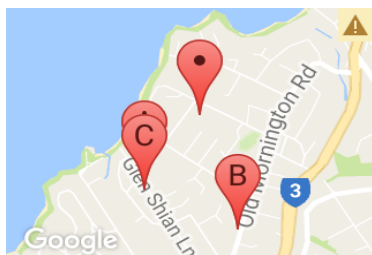
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,950,000 to \$2,100,000

Provided by: Jessica Elliott, Us Real Estate

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,000,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2 WATTS PDE, MOUNT ELIZA, VIC 3930



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Sale Price

\$2,430,000

Sale Date: 25/02/2017

Distance from Property: 568m



45 OLD MORNINGTON RD, MOUNT ELIZA, VIC



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Sale Price

\$2,410,000

Sale Date: 28/10/2016

Distance from Property: 848m



55 GLEN SHIAN LANE, MOUNT ELIZA, VIC



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2

Sale Price

***\$2,475,000**

Sale Date: 25/02/2017

Distance from Property: 642m



This report has been compiled on 19/06/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

25 JACKSONS ROAD, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:

\$1,950,000 to \$2,100,000

Median sale price

Median price

\$1,000,000

House

X

Unit

Suburb

MOUNT ELIZA

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
2 WATTS PDE, MOUNT ELIZA, VIC 3930	\$2,430,000	25/02/2017
45 OLD MORNINGTON RD, MOUNT ELIZA, VIC 3930	\$2,410,000	28/10/2016
55 GLEN SHIAN LANE, MOUNT ELIZA, VIC 3930	*\$2,475,000	25/02/2017