



## 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

30 Brighton Crescent, Mount Eliza
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### 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 

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 or range between 

\$950,000
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 & 

\$1,000,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price 

\$1,200,000
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 \*House 

X
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 \*Unit 

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 Suburb 

Mount Eliza
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Period - From 

Jan 2019
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 to 

Current
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 Source 

RP Data
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### Comparable property sales

**A\*** 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
13 Brighton Crescent, Mount Eliza	\$1,060,000	May 2019
19 Brighton Crescent, Mount Eliza	\$920,000	April 2019
43 Brighton Crescent, Mount Eliza	\$925,000	May 2019