

STATEMENT OF INFORMATION

5A COLSTAN COURT, MOUNT ELIZA, VIC

PREPARED BY BELINDA JONES, HOCKINGSTUART MORNINGTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5A COLSTAN COURT, MOUNT ELIZA, VIC



Indicative Selling Price

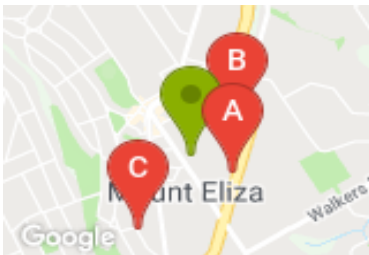
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$925,000 to 965,000

Provided by: Belinda Jones, hockingstuart Mornington

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,185,500

01 July 2017 to 30 June 2018

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.



15 BADEN POWELL PL, MOUNT ELIZA, VIC



Sale Price

\$980,000

Sale Date: 09/01/2018

Distance from Property: 283m



2 WOODLYN MEWS, MOUNT ELIZA, VIC 3930



Sale Price

\$935,100

Sale Date: 23/01/2018

Distance from Property: 382m



45 ROBOROUGH AVE, MOUNT ELIZA, VIC 3930



Sale Price

\$955,000

Sale Date: 01/04/2018

Distance from Property: 633m



This report has been compiled on 01/08/2018 by hockingstuart Mornington. Property Data Solutions Pty Ltd 2018 - 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

5A COLSTAN COURT, MOUNT ELIZA, VIC

Indicative selling price

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Price Range:

\$925,000 to 965,000

Median sale price

Median price

\$1,185,500

House

X

Unit


Suburb

MOUNT ELIZA

Period

01 July 2017 to 30 June 2018

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
15 BADEN POWELL PL, MOUNT ELIZA, VIC 3930	\$980,000	09/01/2018
2 WOODLYN MEWS, MOUNT ELIZA, VIC 3930	\$935,100	23/01/2018
45 ROBOROUGH AVE, MOUNT ELIZA, VIC 3930	\$955,000	01/04/2018