

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 135 Rutland Avenue, Mount Eliza 3930

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$800,000 House ☒ Suburb Mount Eliza
Period - From 1st September 2016 to 25th September 2017 Source REA

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
146 Kunyung Road, Mount Eliza	\$1,205,000	16 May 2017
16 Volitans Avenue, Mount Eliza	\$1,108,000	14 June 2017
17 Bethanga, Street, Mount Eliza	\$1,250,000	23 June 2017

Property offered for sale by

Agent Name and
Contact Details

Anna Bassett
Nicholas Lynch Pty Ltd
anna.bassett@nl.com.au
0407140197

DATE Prepared: 9th October 2017