

## 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

89 Autumn Crescent Mount Eliza VIC 3930

### 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

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

5 Quinns Parade Mount Eliza VIC 3930	\$915,000	07-Aug-20
82 Autumn Crescent Mount Eliza VIC 3930	\$921,500	21-Oct-20
10 Bellevue Crescent Mount Eliza VIC 3930	\$940,000	01-Sep-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 November 2020



**5 Quinns Parade Mount Eliza VIC 3930**

 3  2  1

Sold Price

<sup>RS</sup>

**\$915,000**

Sold Date **07-Aug-20**

Distance

**0.09km**



**82 Autumn Crescent Mount Eliza VIC 3930**

 3  1  2

Sold Price

<sup>RS</sup>

**\$921,500**

Sold Date **21-Oct-20**

Distance

**0.12km**



**10 Bellevue Crescent Mount Eliza VIC 3930**

 3  2  2

Sold Price

<sup>RS</sup>

**\$940,000**

<sup>UN</sup>

Sold Date **01-Sep-20**

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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