

## 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

53 Rutland Avenue 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

\$1,649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,152,500

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2019

to

31 Jan 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

65 Rutland Avenue Mount Eliza VIC 3930	\$1,482,000	01-Dec-19

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: 20 February 2020



**65 Rutland Avenue Mount Eliza VIC 3930** Sold Price **\$1,482,000** Sold Date **01-Dec-19**

 4  2  2

Distance **0.12km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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