



# Warlimont & Nutt

PENINSULA REAL ESTATE  
SINCE 1952

## 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 2 Bellevue Crescent, Mount Eliza

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range \$850,000 - \$895,000

### Median sale price

Median price \$	<b>1,053,000</b>	Suburb	<b>Mount Eliza, VIC</b>
Property Type	<b>House (3BDRM)</b>	Source	CoreLogic Professional
Time period from	<b>October 2017 to October 2018</b>		

### 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
1) 21 Mountain View Road, Mount Eliza	\$880,000	June 2018
2) 52 Eliza Drive, Mount Eliza	\$910,000	June 2018
3) 16 Brighton Crescent, Mount Eliza	\$855,000	July 2018