

# 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

12 Woodland 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)

Range between \$3,800,000

&

\$4,100,000

### Median sale price

Median price \$1,800,000

Property Type House

Suburb Mount Eliza

Period - From 01/10/2020

to 30/09/2021

Source REIV

### 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 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	2 Archer CI MOUNT ELIZA 3930	\$3,755,000	28/10/2021
2			
3			

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 six months.~~

This Statement of Information was prepared on:

30/11/2021 17:28

12 Woodland Avenue, Mount Eliza Vic 3930

JAMES CROWDER  
COMMUNITY REAL ESTATE

James Crowder  
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**Indicative Selling Price**

\$3,800,000 - \$4,100,000

**Median House Price**

Year ending September 2021: \$1,800,000



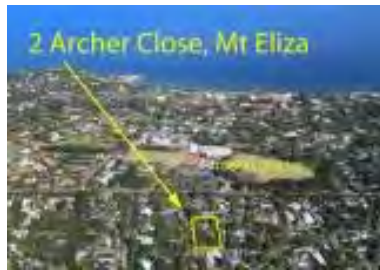
4 4 2

**Property Type:** House

**Land Size:** 731 sqm approx

**Agent Comments**

## Comparable Properties



**2 Archer CI MOUNT ELIZA 3930 (REI)**

4 3 2

**Agent Comments**

**Price:** \$3,755,000

**Method:** Private Sale

**Date:** 28/10/2021

**Property Type:** House (Res)

**Land Size:** 1702 sqm approx

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 six months.

**Account** - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



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