

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

10 Canadian Bay Road Mount Eliza VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,950,000

&

\$3,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Dec 2020

to

30 Nov 2021

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

3 Watts Crescent Mount Eliza VIC 3930	\$3,450,000	07-Sep-21
3 Granya Grove Mount Eliza VIC 3930	\$3,300,000	01-Aug-21
3 Williams Road Mount Eliza VIC 3930	\$3,150,000	30-Jun-21

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: 01 December 2021

Lisa Bendle
P 97872422
M 0402834913
E lisa@mcewingpartners.com



3 Watts Crescent Mount Eliza VIC 3930

4 3 3

Sold Price **\$3,450,000** Sold Date **07-Sep-21**

Distance **0.33km**



3 Granya Grove Mount Eliza VIC 3930

4 3 2

Sold Price ^{RS} **\$3,300,000** ^{UN} Sold Date **01-Aug-21**

Distance **0.84km**



3 Williams Road Mount Eliza VIC 3930

5 5 4

Sold Price **\$3,150,000** Sold Date **30-Jun-21**

Distance **1.02km**

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

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