

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

4/165 Mount Eliza Way, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$660,000

&

\$720,000

Median sale price

Median price

\$645,000

Property Type

Unit

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 | | |
| 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:

03/11/2021 15:59

4/165 Mount Eliza Way, Mount Eliza Vic 3930

JAMES CROWDER
COMMUNITY REAL ESTATE



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Ben Crowder
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0407 557 758
ben@communityrealestate.com.au

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending September 2021: \$645,000

Comparable Properties

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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