

RT Edgar

STATEMENT OF INFORMATION

DATE 26/04/2019

Property offered for sale

44 Millbank Drive, Mount Eliza

Indicative selling price

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

Range
between \$ 1,300,000 & \$ 1,400,000

Median sale price

Median price	\$1,206,000	House	x	Unit	Suburb	Mount Eliza
--------------	-------------	-------	---	------	--------	-------------

Period - From	1 February 2019	to	31 March 2019	Source	Core Logic RP Data
---------------	-----------------	----	---------------	--------	--------------------

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agents and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4 Nunga Court, Mount Eliza	\$1,385,000	15/01/2019
2 142 Humphries Road, Mount Eliza	\$1,300,000	30/11/2018
3 108 Bellbird Road, Mount Eliza	\$1,410,000	16/02/2019