

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 WINONA ROAD, MOUNT ELIZA, VIC

3 2 2

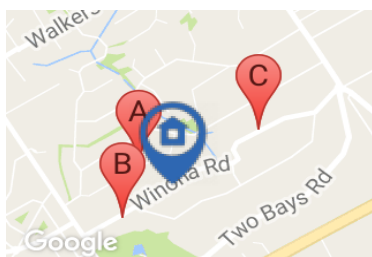
Indicative Selling Price

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

\$1,100,000 to \$1,200,000

Provided by: Dominic Salvato, Hall & Hall

SUBURB MEDIAN



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,035,500

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15 ALVERSTONE GR, MOUNT ELIZA, VIC 3930

4 3 3

Sale Price

***\$1,100,000**

Sale Date: 09/04/2017

Distance from Property: 266m



18 WINONA RD, MOUNT ELIZA, VIC 3930

4 3 3

Sale Price

\$1,225,000

Sale Date: 23/07/2016

Distance from Property: 399m



95 WINONA RD, MOUNT ELIZA, VIC 3930

5 3 2

Sale Price

\$1,168,000

Sale Date: 13/11/2016

Distance from Property: 684m



This report has been compiled on 17/05/2017 by Hall & Hall. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
Including suburb and
postcode

40 WINONA ROAD, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Single Price / Range

\$1,100,000 to \$1,200,000

Median sale price

Median price

\$1,035,500

House

X

Unit

Suburb

MOUNT ELIZA

Period

01 October 2016 to 31 March 2017

Source



Comparable property sales

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
15 ALVERSTONE GR, MOUNT ELIZA, VIC 3930	*\$1,100,000	09/04/2017
18 WINONA RD, MOUNT ELIZA, VIC 3930	\$1,225,000	23/07/2016
95 WINONA RD, MOUNT ELIZA, VIC 3930	\$1,168,000	13/11/2016