

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

1A Crawford Street, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Mount Eliza

Period - From 01/07/2020 to 30/06/2021 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	4 Richard Ct MOUNT ELIZA 3930	\$1,740,000	06/09/2021
2	17A St Johns La MOUNT ELIZA 3930	\$1,700,000	31/08/2021
3	21 Old Mornington Rd MOUNT ELIZA 3930	\$1,700,000	10/07/2021

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:

07/10/2021 15:17

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Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending June 2021: \$1,725,000



3 2 2

Property Type: House

Land Size: 738 sqm approx

Agent Comments

Comparable Properties



4 Richard Ct MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,740,000

Method: Private Sale

Date: 06/09/2021

Property Type: House

Land Size: 1130 sqm approx



17A St Johns La MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 31/08/2021

Property Type: House

Land Size: 2040 sqm approx



21 Old Mornington Rd MOUNT ELIZA 3930 (REI)

Agent Comments

3 1 2

Price: \$1,700,000

Method: Private Sale

Date: 10/07/2021

Property Type: House

Land Size: 1518 sqm approx