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	1A Crawford Street, Mount Eliza Vic 3930
Including suburb and	
postcode	

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	Pro	perty 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

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

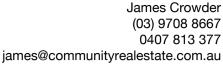
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/10/2021 15:17



Date of sale





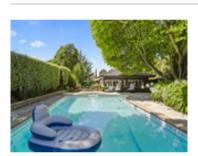
Indicative Selling Price \$1,550,000 - \$1,700,000 **Median House Price** Year ending June 2021: \$1,725,000





Property Type: House Land Size: 738 sqm approx **Agent Comments**

Comparable Properties



4 Richard Ct MOUNT ELIZA 3930 (REI)



Price: \$1,740,000 Method: Private Sale Date: 06/09/2021 Property Type: House Land Size: 1130 sqm approx **Agent Comments**



17A St Johns La MOUNT ELIZA 3930 (REI)





Price: \$1,700,000 Method: Private Sale Date: 31/08/2021 Property Type: House Land Size: 2040 sqm approx Agent Comments



21 Old Mornington Rd MOUNT ELIZA 3930

(REI)







Price: \$1,700,000 Method: Private Sale Date: 10/07/2021 Property Type: House Land Size: 1518 sqm approx Agent Comments

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



