

Eddie Swan

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Sections 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Moondah Drive Mount Eliza VIC 3930

 5  3  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & 1,250,000

## Median Sale Price

\$1,220,000 Houses in Mornington between 9 June 2018 - 9 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2km of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

12 Kardella Lane, Mount Eliza  
VIC 3930

Sold Price **\$1,310,000**

Sold Date **02/04/18**

 3  2  2

2 Heron Street, Mount Eliza  
VIC 3930

Sold Price **\$1,365,000**

Sold Date **17/10/18**

 4  2  2

46 Beluga Street, Mount Eliza  
VIC 3934

Sold Price **\$1,040,000**

Sold Date **12/04/18**

 3  2  2