

STATEMENT OF INFORMATION

4/7-9 COONARA AVENUE, MOUNT ELIZA, VIC 3930

PREPARED BY SUSAN CLAVIN, EVIEW GROUP SOUTHERN PENINSULA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/7-9 COONARA AVENUE, MOUNT ELIZA, 2 1 1

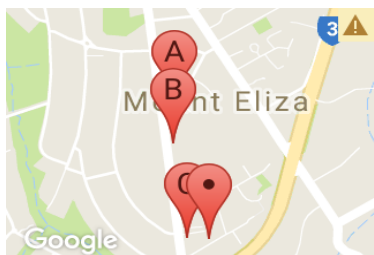
Indicative Selling Price

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

Price Range:

Provided by: Susan Clavin, eview Group Southern Peninsula

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (Unit)

\$490,000

01 January 2017 to 31 December 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.



2/153 MOUNT ELIZA WAY, MOUNT ELIZA, VIC 2 1 1

Sale Price

***\$512,000**

Sale Date: 05/01/2018

Distance from Property: 489m



1/165 MOUNT ELIZA WAY, MOUNT ELIZA, VIC 2 1 1

Sale Price

\$575,000

Sale Date: 19/12/2017

Distance from Property: 360m



13/193 MOUNT ELIZA WAY, MOUNT ELIZA, 2 1 1

Sale Price

***\$515,000**

Sale Date: 04/12/2017

Distance from Property: 71m



This report has been compiled on 14/02/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - 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

4/7-9 COONARA AVENUE, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:

Median sale price

Median price

\$490,000

House

Unit

X

Suburb

MOUNT ELIZA

Period

01 January 2017 to 31 December 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
2/153 MOUNT ELIZA WAY, MOUNT ELIZA, VIC 3930	*\$512,000	05/01/2018
1/165 MOUNT ELIZA WAY, MOUNT ELIZA, VIC 3930	\$575,000	19/12/2017
13/193 MOUNT ELIZA WAY, MOUNT ELIZA, VIC 3930	*\$515,000	04/12/2017