hockingstuart

STATEMENT OF INFORMATION

14 RYLSTON COURT, MOUNT ELIZA, VIC 3930

PREPARED BY BELINDA JONES, HOCKINGSTUART MORNINGTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

14 RYLSTON COURT, MOUNT ELIZA, VIC 🛏 5 🛁 3 🚗 2
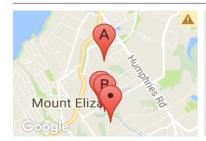
Indicative Selling Price

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

Price Range: **$1,100,000 to $1,200,000**

Provided by: Belinda Jones, hockingstuart Mornington

MEDIAN SALE PRICE

MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

$1,130,000

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.

42 ERANG DR, MOUNT ELIZA, VIC 3930 🛏 5 🛁 3 🚗 2

Sale Price

*$1,185,000

Sale Date: 05/01/2018

Distance from Property: 1.8km **A**

3 MARIE CRT, MOUNT ELIZA, VIC 3930 🛏 4 🛁 2 🚗 2

Sale Price

$1,175,000

Sale Date: 21/10/2017

Distance from Property: 357m **B**

34 WALKERS RD, MOUNT ELIZA, VIC 3930 🛏 4 🛁 2 🚗 4

Sale Price

$1,050,000

Sale Date: 19/11/2017

Distance from Property: 488m **C**

Statement of Information
Single residential property located in the Melbourne metropolitan area

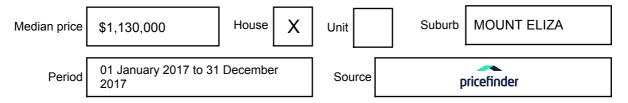**Sections 47AF of the Estate Agents Act 1980**

Property offered for sale

Address Including suburb and postcode	14 RYLSTON COURT, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:	$1,100,000 to $1,200,000

Median sale price

Median price	$1,130,000	House	X	Unit		Suburb	MOUNT ELIZA
Period	01 January 2017 to 31 December 2017			Source			pricefinder

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
42 ERANG DR, MOUNT ELIZA, VIC 3930	*$1,185,000	05/01/2018
3 MARIE CRT, MOUNT ELIZA, VIC 3930	$1,175,000	21/10/2017
34 WALKERS RD, MOUNT ELIZA, VIC 3930	$1,050,000	19/11/2017