

# **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](http://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



**3 MARIE CRT, MOUNT ELIZA, VIC 3930**

4 2 2

Sale Price

**\$1,175,000**

Sale Date: 21/10/2017

Distance from Property: 357m



**34 WALKERS RD, MOUNT ELIZA, VIC 3930**

4 2 4

Sale Price

**\$1,050,000**

Sale Date: 19/11/2017

Distance from Property: 488m



This report has been compiled on 16/02/2018 by hockingstuart Mornington. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

14 RYLSTON COURT, MOUNT ELIZA, VIC 3930

Indicative selling price

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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



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