

RT Edgar

STATEMENT OF INFORMATION

31 January 2019

Property offered for sale

3/136 Mt Eliza Way, Mount Eliza

Indicative selling price

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

Range
between \$450,000 & \$490,000

Median sale price

Median price	\$535,000	House	Unit	x	Suburb	Mount Eliza
--------------	-----------	-------	------	---	--------	-------------

Period - From	1 November 2017	to	31 October 2018	Source	Core Logic RP Data
---------------	-----------------	----	-----------------	--------	--------------------

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agents and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/121-123 Mt Eliza Way, Mount Eliza	\$500,000	4/12/2018
2 9/4-8 Kenaud Avenue, Mount Eliza	\$610,000	20/10/2018
3 5/168 Canadian Bay Road, Mount Eliza	\$465,000	06/11/2018