

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/28 Clarkestown Avenue, Mount Eliza Vic 3930

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$512,500

Property Type

Unit

Suburb

Mount Eliza

Period - From

20/09/2018

to

19/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	10a Seymour Av MOUNT ELIZA 3930	\$850,000	10/08/2019
2	20a Bambra St MOUNT ELIZA 3930	\$700,000	28/08/2019
3	2/79 Canadian Bay Rd MOUNT ELIZA 3930	\$685,000	17/06/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/09/2019 11:31

1/28 Clarkestown Avenue, Mount Eliza Vic 3930



3 bedrooms - 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

20/09/2018 - 19/09/2019: \$512,500

Comparable Properties



10a Seymour Av MOUNT ELIZA 3930 (REI)

Agent Comments

2 bedrooms - 1 car

Price: \$850,000

Method: Private Sale

Date: 10/08/2019

Rooms: 4

Property Type: House

Land Size: 619 sqm approx



20a Bambra St MOUNT ELIZA 3930 (REI)

Agent Comments

2 bedrooms - 1 car

Price: \$700,000

Method: Private Sale

Date: 28/08/2019

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 449 sqm approx



2/79 Canadian Bay Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments

2 bedrooms - 2 cars

Price: \$685,000

Method: Private Sale

Date: 17/06/2019

Rooms: 4

Property Type: Unit

Land Size: 265 sqm approx

Account - Nicholas Lynch Pty Ltd | P: 1300 487 469



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.