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

34 Allison Road Mount Eliza VIC 3930

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range	~ <u> </u>	&	\$2,420,000
Median sale price (*Delete house or unit as app	licable)				
Median Price	\$1,573,000	Property type	House	Suburb	Mount Eliza

30 Sep 2021

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

01 Oct 2020

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
73 Winona Road Mount Eliza VIC 3930	\$2,200,000	02-May-21
15 Winona Road Mount Eliza VIC 3930	\$2,425,000	05-Aug-21
103 Winona Road Mount Eliza VIC 3930	\$2,250,000	03-Jul-21

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 6 months.

This Statement of Information was prepared on: 13 October 2021

Source

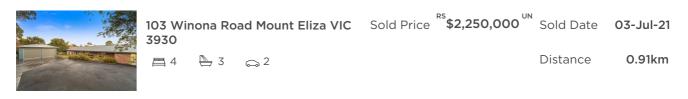


Corelogic

consumer.vic.gov.au







73 Winona Road Mount Eliza VIC

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Notes from your agent 30sq Sale Price: \$2,250,000

RS = Recent sale UN = Undisclosed Sale

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