



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

5 Moondah Drive Mount Eliza

Indicative selling price

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

Single price or range between \$1,150,000 & \$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,222,500

*House ☒

*Unit ☐

Suburb Mount Eliza

Period - From Dec 2017 to Dec 2018

Source Pricefinder

Comparable property sales

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
32 St James Crescent Mount Eliza	\$1,355,000	7 th Dec 2018
3 Moondah Drive Mount Eliza	\$1,050,000	23 rd Jan 2019
11 Beluga Street Mount Eliza	\$1,155,000	7 th Dec 2018