

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

14/109 Canadian Bay Road Mount Eliza VIC 3930

Indicative selling price

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

Single Price

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

16/109 Canadian Bay Road Mount Eliza VIC 3930	\$810,000	28-Mar-20
1/109 Canadian Bay Road Mount Eliza VIC 3930	\$770,000	14-Feb-20
1 Sandpiper Way Mount Eliza VIC 3930	\$755,000	26-May-20

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: 28 October 2020

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16/109 Canadian Bay Road Mount Eliza VIC 3930

3 2 2

Sold Price

\$810,000

Sold Date **28-Mar-20**

Distance **0.02km**



1/109 Canadian Bay Road Mount Eliza VIC 3930

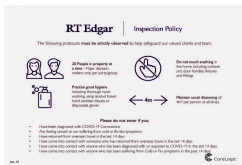
3 3 1

Sold Price

\$770,000

Sold Date **14-Feb-20**

Distance **0.05km**



1 Sandpiper Way Mount Eliza VIC 3930

3 2 2

Sold Price

\$755,000

Sold Date **26-May-20**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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