

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

7 Cameron Way 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 or range between \$1,160,000 & \$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,200,000 *House ☒ *Unit ☐ Suburb Mount Eliza

Period-from 01 Feb 2018 to 31 Jan 2019 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 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
83 Cobb Road Mount Eliza VIC 3930	\$1,370,000	17-Jan-19
3 Cameron Way Mount Eliza VIC 3930	\$1,235,000	30-Dec-18
4 Buloke Close Mount Eliza VIC 3930	\$1,050,000	29-Nov-18

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.~~

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83 Cobb Road Mount Eliza VIC 3930

 4  2  1

Sold Price **\$1,370,000** Sold Date **17-Jan-19**

Distance **0.51km**



3 Cameron Way Mount Eliza VIC 3930

 5  3  2

Sold Price **\$1,235,000** Sold Date **30-Dec-18**

Distance **0.05km**



4 Buloke Close Mount Eliza VIC 3930

 4  2  2

Sold Price **\$1,050,000** Sold Date **29-Nov-18**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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