

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

32 St James Crescent 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,250

*House

X

*Unit

Suburb

Mount Eliza

Period-from

01 Nov 2017

to

31 Oct 2018

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

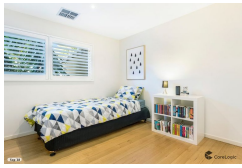
10 Narrung Road Mount Eliza VIC 3930	\$1,400,000	06-Oct-18
6 Mason Street Mount Eliza VIC 3930	\$1,535,000	30-Aug-18
20 Maddison Avenue Mount Eliza VIC 3930	\$1,425,000	15-Jun-18

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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10 Narrung Road Mount Eliza VIC 3930

 5  3  3

Sold Price **\$1,400,000**

Sold Date **06-Oct-18**

Distance **1.72km**



6 Mason Street Mount Eliza VIC 3930

 4  2  2

Sold Price **\$1,535,000**

Sold Date **30-Aug-18**

Distance **1.97km**



20 Maddison Avenue Mount Eliza VIC 3930

 4  2  2

Sold Price **\$1,425,000**

Sold Date **15-Jun-18**

Distance **1.57km**

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