

RT Edgar

STATEMENT OF INFORMATION

19 November 2018

Property offered for sale

11 Manatee Avenue, Mount Eliza

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price \$2,500,000

Median sale price

Median price	\$1,185,250	House	x	Unit	Suburb	Mount Eliza
Period - From	1 July 2017	to	30 June 2018	Source	Core Logic RP Data	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agents and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8 Osprey Avenue, Mount Eliza	\$5,250,000	31/05/2018
2 8 Manatee Avenue, Mount Eliza	\$2,025,000	21/05/ 2018
3 41 Wimbledon Avenue, Mount Eliza	\$2,150,000	22/05/2018