

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

1 Bay Avenue 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

\$3,000,000

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

\$3,000,000

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

38 Watts Parade Mount Eliza VIC 3930	\$2,950,000	04-Dec-19
24 Jacksons Road Mount Eliza VIC 3930	\$2,850,000	24-Oct-19

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: 19 December 2019