



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

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 12 Otaria Street, Mount Eliza

Indicative selling price

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

Price range \$850,000 - \$895,000

Median sale price

Median price \$	1,053,000	Suburb	Mount Eliza, VIC
Property Type	House (3BDRM)	Source	CoreLogic Professional
Time period from	October 2017 to October 2018		

Comparable property sales

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
1) 18 Kogia Street, Mount Eliza	\$880,000	June 2018
2) 31 Roborough Avenue Mount Eliza	\$1,067,500	September 2018
3) 6/2 Spero Avenue Mount Eliza	\$830,000	October 2018