

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

6/109 Canadian Bay Road 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Oct 2019

to

30 Sep 2020

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 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

1/109 Canadian Bay Road Mount Eliza VIC 3930	\$770,000	14-Feb-20
16/109 Canadian Bay Road Mount Eliza VIC 3930	\$810,000	28-Mar-20
1 Sandpiper Way Mount Eliza VIC 3930	\$755,000	26-May-20

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: 14 October 2020



1/109 Canadian Bay Road Mount Eliza VIC 3930

 3  3  1

Sold Price

\$770,000

Sold Date

14-Feb-20

Distance

0.06km



16/109 Canadian Bay Road Mount Eliza VIC 3930

 3  2  2

Sold Price

\$810,000

Sold Date

28-Mar-20

Distance

0.06km



1 Sandpiper Way Mount Eliza VIC 3930

 3  2  2

Sold Price

\$755,000

Sold Date

26-May-20

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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