

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/4-6 CLARKESTOWN AVENUE, MOUNT

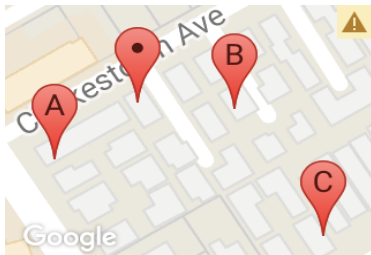
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Indicative Selling Price

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

Price Range: \$580,000 to \$630,000

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (Unit)

\$490,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



77 CANADIAN BAY RD, MOUNT ELIZA, VIC

2 1 1

Sale Price

***\$670,000**

Sale Date: 12/05/2018

Distance from Property: 42m



5/8 CLARKESTOWN AVE, MOUNT ELIZA, VIC

2 2 2

Sale Price

***\$645,000**

Sale Date: 26/03/2018

Distance from Property: 39m



2/9 DALSTEN GR, MOUNT ELIZA, VIC 3930

2 1 1

Sale Price

\$590,000

Sale Date: 14/08/2017

Distance from Property: 96m



This report has been compiled on 20/06/2018 by hockingstuart Mornington. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1/4-6 CLARKESTOWN AVENUE, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:

\$580,000 to \$630,000

Median sale price

Median price

\$490,000

House

Unit

X

Suburb

MOUNT ELIZA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
77 CANADIAN BAY RD, MOUNT ELIZA, VIC 3930	*\$670,000	12/05/2018
5/8 CLARKESTOWN AVE, MOUNT ELIZA, VIC 3930	*\$645,000	26/03/2018
2/9 DALSTEN GR, MOUNT ELIZA, VIC 3930	\$590,000	14/08/2017