

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 7 McCutcheon Close, Mount Eliza 3930

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,200,000 House ☒ Suburb Mount Eliza

Period - From 1/7/17 to 2/7/18 Source REA

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 |
|---|-------------|--------------|
| 157 Humphries Road Frankston South | \$1,805,000 | 31/5/18 |
| 4 Hamersley Court Mount Eliza | \$1,652,000 | 8/4/18 |
| 4/99-101 Humphries Road Frankston South | \$1,850,000 | 6/3/18 |

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie – Mobile: 0414 674 963
Email: david.cowie@nl.com.au

DATE Prepared: 18th July 2018