## 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

2/105 Canadian Bay Road, Mount Eliza Vic 3930

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$730,000		&		\$760,000					
Median sale p	rice									
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Mount Eliza		
Period - From	30/03/2022	to	29/03/2023		So	urce	REIV			

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/8-10 Clarkestown Av MOUNT ELIZA 3930	\$800,000	24/01/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

30/03/2023 10:39









**Property Type:** Unit Agent Comments

James Crowder (03) 9708 8667 0407 813 377 james@crowdercre.com.au

Indicative Selling Price \$730,000 - \$760,000 Median Unit Price 30/03/2022 - 29/03/2023: \$800,000

# **Comparable Properties**



1/8-10 Clarkestown Av MOUNT ELIZA 3930 (REI)



Price: \$800,000 Method: Private Sale Date: 24/01/2023 Property Type: Unit Land Size: 239 sqm approx Agent Comments

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 six months.

### Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669

propertydata



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