



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 1273 Nepean Highway, Mount Eliza

Indicative selling price

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

Single price or range between \$740,000 & \$770,000

Median sale price

Median price \$1,222,500 *House ☒ *Unit ☐ Suburb Mount Eliza

Period - From Dec 2017 to Dec 2018 Source Price Finder

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
1267 Nepean Highway Mount Eliza	\$720,000	12 th Oct 2018
1354 Nepean Highway Mount Eliza	\$710,000	14 th Dec 2018
1303 Nepean Highway Mount Eliza	\$970,000	18 th Dec 2018