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<br>Including suburb and postcode | 16 Brian Court 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~~ | | or range between | $1,140,000 | & | $1,180,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,157,500 | Property type | House | Suburb | Mount Eliza |
| Period-from | 01 May 2019 | to | 30 Apr 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 |
|---|---|---|
| 20 Acunha Street Mount Eliza VIC 3930 | $1,217,010 | 11-Mar-20 |
| 2 Taroona Close Mount Eliza VIC 3930 | $1,155,000 | 24-Feb-20 |
| 2 Meribil Close Mount Eliza VIC 3930 | $1,095,000 | 21-Feb-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: 07 May 2020

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**20 Acunha Street Mount Eliza VIC 3930**

4 2 2

Sold Price **$1,217,010** Sold Date **11-Mar-20**

Distance **1.47km**



**2 Taroona Close Mount Eliza VIC 3930**

4 2 2

Sold Price **$1,155,000** UN Sold Date **24-Feb-20**

Distance **0.85km**



**2 Meribil Close Mount Eliza VIC 3930**

4 2 2

Sold Price **$1,095,000** Sold Date **21-Feb-20**

Distance **1.38km**

**RS** = Recent sale **UN** = Undisclosed Sale

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