

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

34 Eumeralla Grove, Mount Eliza Vic 3930

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Mount Eliza

Period - From

01/07/2018

to

30/06/2019

Source

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 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
1	33 Station St MOUNT ELIZA 3930	\$1,340,000	17/07/2019
2	124 Banool Cr MOUNT ELIZA 3930	\$1,100,000	29/08/2019
3	14 Eumeralla Gr MOUNT ELIZA 3930	\$1,055,000	17/05/2019

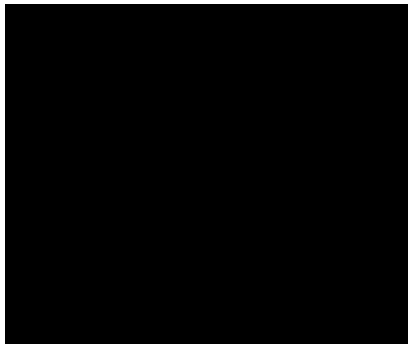
OR

- ~~**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 six months.~~

This Statement of Information was prepared on:

01/10/2019 12:19

34 Eumeralla Grove, Mount Eliza Vic 3930



Property Type: House (Previously Occupied - Detached)

Land Size: 2124 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2019: \$1,200,000

Comparable Properties



33 Station St MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$1,340,000

Method: Private Sale

Date: 17/07/2019

Property Type: House

Land Size: 1470 sqm approx



124 Banool Cr MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 29/08/2019

Rooms: 5

Property Type: House



14 Eumeralla Gr MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 17/05/2019

Rooms: 9

Property Type: House

Land Size: 1646 sqm approx

Account - Nicholas Lynch Pty Ltd | P: 1300 487 469



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.