

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 103 Baden Powell Drive Mount Eliza Victoria 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 01/12/2017 to 30/11/2018 Source Corelogic

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
2 Amesbury Road Mount Eliza	\$2,300,000	25/9/18
27 McGown Road Mount Eliza	\$1,900,000	24/9/18
18 Meadow Lane Mount Eliza	\$1,990,000	10/12/18

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Nicholas Lynch – Mobile: 0411 121 356
Email: nicholas.lynch@nl.com.au

DATE Prepared: 21st December 2018