

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

62-64 Banool Crescent, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$970,000

&

\$1,050,000

Median sale price

Median price \$1,232,500

House

X

Unit

Suburb Mount Eliza

Period - From 01/10/2017

to

31/12/2017

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	44 Tower Rd MOUNT ELIZA 3930	\$1,040,000	06/12/2017
2	130 Mountain View Rd MOUNT ELIZA 3930	\$1,040,000	21/12/2017
3	166 Kunyung Rd MOUNT ELIZA 3930	\$975,000	03/11/2017

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.~~

62-64 Banool Crescent, Mount Eliza Vic 3930



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1754 sqm approx

Agent Comments

Indicative Selling Price

\$970,000 - \$1,050,000

Median House Price

December quarter 2017: \$1,232,500

Comparable Properties



44 Tower Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 06/12/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1854 sqm approx



130 Mountain View Rd MOUNT ELIZA 3930 (VG)

Agent Comments



Price: \$1,040,000

Method: Sale

Date: 21/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 1393 sqm approx



166 Kunyung Rd MOUNT ELIZA 3930 (VG)

Agent Comments



Price: \$975,000

Method: Sale

Date: 03/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm approx