

# 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 35 Roborough Avenue, Mount Eliza 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,025,000 \*House ☒ Suburb Mount Eliza

Period - From 1 April 2016 to 24 April 2017 Source REA

### Comparable property sales

- 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.

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch 0411 121 356 nicholas.lynnch@nl.com.au

DATE Prepared: 1<sup>st</sup> May 2017