

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 1/20 Clarkestown Avenue, 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 \$590,000 Unit X Suburb Mount Eliza

Period - From 1 Oct 2016 to 23 Oct 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.

However, the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 22 Dalsten Grove, Mount Eliza	\$1,401,000	15/09/17
2	\$	
3	\$	

Property offered for sale by

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

DATE Prepared: 30th October 2017