

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 3/49 Grice Ave, Mount Eliza

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$445,000 & \$489,500

Median sale price

(*Delete house or unit as applicable)

Median price \$530,500 *House ☐ *Unit ☒ Suburb Mount Eliza Vic, 3930
Period - From 1st October 2017 to 1st October 2018 Source www.realestate.com.au

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. 1/13 Coonara Ave, Mount Eliza VIC 3930	\$500,000	9 July 2018
2. No other comparable properties		
3. No other comparable properties		

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.