

Quentin McEwing

M 0409 389 268

E quentin.mcewing@mcewingpartners.com

Sections 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

56 Rutland Avenue, Mount Eliza VIC 3930

 3  2  1

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

\$1,206,000 Houses in Mount Eliza between 13th Oct 2018– 27th Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5km of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**75 Rutland Avenue, Mount Eliza
VIC 3930**

 3  2  1

Sold Price **\$1,150,000**

Sold Date **29/04/2018**



**16 Rutland Avenue, Mount Eliza
VIC 3930**

 4  2  2

Sold Price **\$1,135,000**

Sold Date **30/06/2018**



**78 Wimborne Avenue, Mount Eliza
VIC 3930**

 4  2  4

Sold Price **\$1,187,000**

Sold Date **04/06/2018**