# 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

16 Camborne Avenue Mount Eliza VIC 3930

### Indicative selling price

Mediar (\*Delete

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

Single Price		or range between	\$1,800,000	&	\$1,980,000
<b>n sale price</b> e house or unit as applicabl	e)				

Median Price	\$1,200,000	Prope	Property type House		House	Suburb	Mount Eliza
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

### 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 6 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
31 Roehampton Crescent Mount Eliza VIC 3930	\$1,675,000	18-Jun-20
53 Rutland Avenue Mount Eliza VIC 3930	\$1,649,000	26-Feb-20
1 Ti-Tree Lane Mount Eliza VIC 3930	\$1,865,000	29-Sep-20

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 6 months.

This Statement of Information was prepared on: 09 October 2020



consumer.vic.gov.au



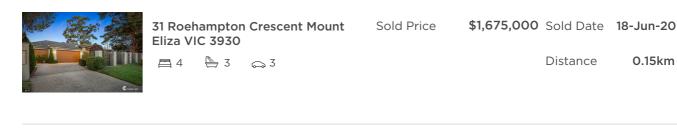
Jonathan Rivett

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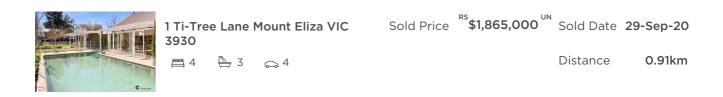
Distance

0.15km





\$1,649,000 Sold Date 26-Feb-20 53 Rutland Avenue Mount Eliza VIC Sold Price 3930 Distance 0.3km 酉 4 2 🚔 ్ల 2



**RS** = Recent sale UN = Undisclosed Sale

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