

# 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

276 Canadian Bay Road, Mount Eliza Vic 3930

### Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,855,000

Property Type

House

Suburb

Mount Eliza

Period - From

01/10/2021

to

31/12/2021

Source

REIV

### 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		
2		
3		

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.

This Statement of Information was prepared on:

07/02/2022 13:31

276 Canadian Bay Road, Mount Eliza Vic 3930

JAMES CROWDER  
COMMUNITY REAL ESTATE



5 3 6

**Property Type:** House  
**Land Size:** 2045 sqm approx  
**Agent Comments**

Ben Crowder  
(03) 9708 8667  
0407 557 758  
ben@communityrealestate.com.au

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000

**Median House Price**  
December quarter 2021: \$1,855,000

## Comparable Properties

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.

**Account** - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



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