Statement of Information

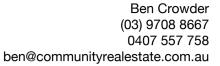
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered f	for sale									
Addre Including suburb a postco	and 270 oar	276 Canadian Bay Road, Mount Eliza Vic 3930								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$1,700,000			&		\$1,800,000					
Median sale price)					•				
Median price \$1,8	855,000	Pro	operty Type	Hous	е		Subur	Mount Eliza		
Period - From 01/	10/2021	to	31/12/2021		Sc	urce	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										
								ewer than thre the last six mo	ee comparable onths.	
	This Sta	atem	ent of Inform	nation	was nren	ared	on. Г	07/00/0	200 12:01	







Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price

December quarter 2021: \$1,855,000





Agent Comments

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



