

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	13/109 Canadian Bay Rd MOUNT ELIZA 3930	\$750,000	27/09/2017
2	12 Yewers Av MOUNT ELIZA 3930	\$715,000	03/05/2018
3	77 Canadian Bay Rd MOUNT ELIZA 3930	\$670,000	12/05/2018

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.

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2 2 0

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
Year ending June 2018: \$590,500

Comparable Properties



13/109 Canadian Bay Rd MOUNT ELIZA 3930 (VG) **Agent Comments**

4 - -

Price: \$750,000
Method: Sale
Date: 27/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



12 Yewers Av MOUNT ELIZA 3930 (REI/VG) **Agent Comments**

3 2 1

Price: \$715,000
Method: Private Sale
Date: 03/05/2018
Rooms: 5
Property Type: House
Land Size: 336 sqm approx



77 Canadian Bay Rd MOUNT ELIZA 3930 (REI/VG) **Agent Comments**

2 1 1

Price: \$670,000
Method: Private Sale
Date: 12/05/2018
Rooms: 7
Property Type: Unit
Land Size: 351 sqm approx