

Joel Hood 03 5971 0300 0429 886 188 joel.hood@eview.com.au

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	2/109 Canadian Bay Road, Mount Eliza Vic 3930				

Indicative selling price

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

Range between	\$680,000	&	\$740,000

Median sale price

Median price	\$590,500	Hou	se	Unit	Х	Suburt	Mount Eliza
Period - From	01/07/2017	to	30/06/2018		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.

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



Rooms:

Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



13/109 Canadian Bay Rd MOUNT ELIZA 3930

(VG)

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Price: \$750.000 Method: Sale Date: 27/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



12 Yewers Av MOUNT ELIZA 3930 (REI/VG)

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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)







Price: \$670,000 Method: Private Sale Date: 12/05/2018

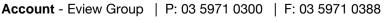
Rooms: 7

Property Type: Unit

Land Size: 351 sqm approx

Agent Comments

Agent Comments







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