

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 7 McCutcheon Close, Mount Eliza 3930

### Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,137,500 House  Suburb Mount Eliza

Period - From 1 Dec 2016 to 4 Dec 2017 Source REA

- 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.

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
David Cowie – Mobile: 0414 674 963  
Email: david.cowie@nl.com.au

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