

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

5 RICHARD COURT, MT ELIZA

Indicative selling price

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

Single price \$* or range between \$1,390,000 & \$1,490,000

Median sale price

Median price \$1,175,000 House Unit Suburb or locality MT ELIZA

Period - From July 2017 to Jun 2018 Source CORE LOGIC

Comparable property sales

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 11 Crawford Street, Mount Eliza	\$1,465,000	15 Feb 2018
2 3 Crawford Street, Mount Eliza	\$1,450,000	29 March 2018
3 18 Rutland Avenue, Mount Eliza	\$1,525,000	22 Feb 2018