

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**36 ALLISON ROAD, MOUNT ELIZA, VIC**

3 2 2

**Indicative Selling Price**

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

**Price Range: \$1,020,000 to \$1,080,000**

Provided by: Dominic Salvato, hockingstuart Mornington

## MEDIAN SALE PRICE



**MOUNT ELIZA, VIC, 3930**

**Suburb Median Sale Price (House)**

**\$1,060,000**

01 April 2017 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**86 EUMERALLA GR, MOUNT ELIZA, VIC 3930**

3 2 3

**Sale Price**

**\$1,000,000**

Sale Date: 13/07/2017

Distance from Property: 851m



**36 TWO BAYS RD, MOUNT ELIZA, VIC 3930**

4 2 5

**Sale Price**

**\$922,000**

Sale Date: 20/06/2017

Distance from Property: 800m



**17 WINONA RD, MOUNT ELIZA, VIC 3930**

4 - -

**Sale Price**

**\$995,000**

Sale Date: 05/06/2017

Distance from Property: 470m



This report has been compiled on 07/12/2017 by hockingstuart Mornington. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

36 ALLISON ROAD, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:

\$1,020,000 to \$1,080,000

Median sale price

Median price

\$1,060,000

House

X

Unit


Suburb

MOUNT ELIZA

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
86 EUMERALLA GR, MOUNT ELIZA, VIC 3930	\$1,000,000	13/07/2017
36 TWO BAYS RD, MOUNT ELIZA, VIC 3930	\$922,000	20/06/2017
17 WINONA RD, MOUNT ELIZA, VIC 3930	\$995,000	05/06/2017