

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 36 ALLISON ROAD, MOUNT ELIZA, VIC







**Indicative Selling Price** 

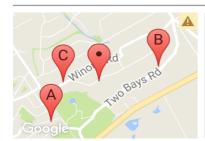
For the meaning of this price see consumer.vic.au/underquoting

**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







Sale Price

\$1,000,000

Sale Date: 13/07/2017

Distance from Property: 851m





36 TWO BAYS RD, MOUNT ELIZA, VIC 3930







Sale Price

\$922,000

Sale Date: 20/06/2017

Distance from Property: 800m





17 WINONA RD, MOUNT ELIZA, VIC 3930







**Sale Price** 

\$995.000

Sale Date: 05/06/2017

Distance from Property: 470m



# 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
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## Indicative selling price

For the meaning of this price see 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		ricefinder

# 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