

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MASON STREET, MOUNT ELIZA, VIC

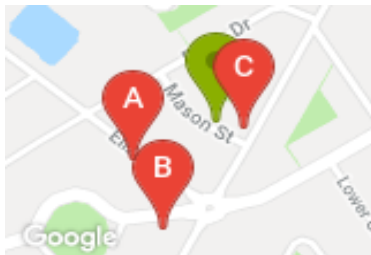
 3  2  4

Indicative Selling Price

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

Price Range: \$850,000 to \$935,000

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,187,750

01 July 2017 to 30 June 2018

Provided by: 

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.



52 ELIZA DR, MOUNT ELIZA, VIC 3930

 3  2  2

Sale Price

***\$910,000**

Sale Date: 14/06/2018

Distance from Property: 150m



68 MOUNTAIN VIEW RD, MOUNT ELIZA, VIC

 3  2  2

Sale Price

\$870,000

Sale Date: 17/04/2018

Distance from Property: 205m



73 QUINNS PDE, MOUNT ELIZA, VIC 3930

 4  2  2

Sale Price

***\$1,030,000**

Sale Date: 26/06/2018

Distance from Property: 47m



This report has been compiled on 12/07/2018 by Impact Realty Group. Property Data Solutions Pty Ltd 2018 - 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

11 MASON STREET, MOUNT ELIZA, VIC

Indicative selling price

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

Price Range: \$850,000 to \$935,000

Median sale price

Median price \$1,187,750

House

Unit

Suburb

MOUNT ELIZA

Period 01 July 2017 to 30 June 2018

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
52 ELIZA DR, MOUNT ELIZA, VIC 3930	*\$910,000	14/06/2018
68 MOUNTAIN VIEW RD, MOUNT ELIZA, VIC 3930	\$870,000	17/04/2018
73 QUINNS PDE, MOUNT ELIZA, VIC 3930	*\$1,030,000	26/06/2018