

# 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

37 Station Street, 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)

Single price \$\* or range between \$1,050,000 & \$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,030,500 \*House ☒ \*Unit ☐ Suburb Mount Eliza, VIC 3930

Period - From Aug 2016 to Jul 2017 Source RP Data

### Comparable property sales

**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.

Address of comparable property	Price	Date of sale
1. 171 Wooralla Drive, Mount Eliza VIC 3930	\$1,150,000	01-06-17
2. 43 Brighton Crescent, Mount Eliza VIC 3930	\$1,100,000	13-05-17
3. 331 Canadian Bay Road, Mount Eliza VIC 3930	\$1,000,000	18-04-17