

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	30 Canadian Bay Road, Mount Eliza Vic 3930
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Indicative selling price

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

Range between	\$1,395,000	&	\$1,495,000	
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Median sale price

Median price	\$1,220,000	House	X	Unit		Suburb	Mount Eliza
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

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	3 Crawford St MOUNT ELIZA 3930	\$1,450,000	24/04/2018
2	3 Wimborne Av MOUNT ELIZA 3930	\$1,433,000	13/04/2018
3	52 Canadian Bay Rd MOUNT ELIZA 3930	\$1,350,000	26/06/2018

OR

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.~~

Indicative Selling Price

\$1,395,000 - \$1,495,000

Median House Price

June quarter 2018: \$1,220,000



5 3 2

Rooms:

Property Type: House

Land Size: 849 sqm approx

Agent Comments

Comparable Properties



3 Crawford St MOUNT ELIZA 3930 (REI/VG)

Agent Comments

3 2 4

Price: \$1,450,000

Method: Private Sale

Date: 24/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 1047 sqm approx



3 Wimborne Av MOUNT ELIZA 3930 (REI)

Agent Comments

4 2 2

Price: \$1,433,000

Method: Private Sale

Date: 13/04/2018

Rooms: 10

Property Type: House

Land Size: 813 sqm approx



52 Canadian Bay Rd MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 26/06/2018

Rooms: 11

Property Type: House

Land Size: 891 sqm approx