

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

70 Glen Shian Lane, Mount Eliza Vic 3930

Indicative selling price

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

Range between

\$6,000,000

&

\$6,200,000

Median sale price

Median price

\$1,155,000

Property Type

House

Suburb

Mount Eliza

Period - From

16/09/2018

to

15/09/2019

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	19 Watts Pde MOUNT ELIZA 3930	\$6,600,000	04/09/2018
2	67 Williams Rd MOUNT ELIZA 3930	\$6,000,000	20/03/2018
3			

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.

This Statement of Information was prepared on:

16/09/2019 15:55



Property Type: House
Land Size: 2680.254 sqm approx
 Agent Comments

Indicative Selling Price
 \$6,000,000 - \$6,200,000
Median House Price
 16/09/2018 - 15/09/2019: \$1,155,000

Comparable Properties



19 Watts Pde MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$6,600,000
Method: Private Sale
Date: 04/09/2018
Rooms: 14
Property Type: House
Land Size: 2921 sqm approx



67 Williams Rd MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$6,000,000
Method: Private Sale
Date: 20/03/2018
Rooms: 15
Property Type: House
Land Size: 2874 sqm approx

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.