Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	70 Glen Shian Lane, Mount Eliza Vic 3930
Including suburb and	
postcode	

Indicative selling price

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

Range between \$6,000,000 & \$6,200,000	Range between	\$6,000,000	&	\$6,200,000
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Median sale price

Median price	\$1,155,000	Pro	perty Type Ho	use		Suburb	Mount Eliza
Period - From	16/09/2018	to	15/09/2019	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

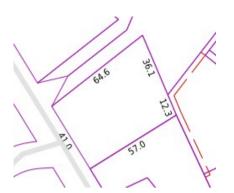
OR

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



Date of sale





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)





Price: \$6,600,000 Method: Private Sale Date: 04/09/2018 Rooms: 14

Property Type: House Land Size: 2921 sqm approx **Agent Comments**

Agent Comments



67 Williams Rd MOUNT ELIZA 3930 (REI)





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.

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