

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

38 Watts Parade, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Mount Eliza

Period - From 01/04/2019 to 30/06/2019 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.

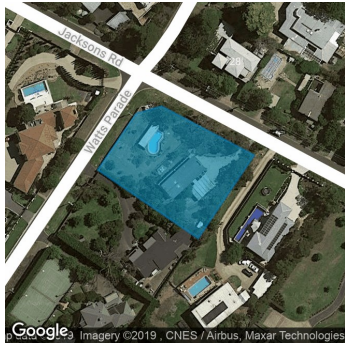
	Address of comparable property	Price	Date of sale
1	41 Rosserdale Cr MOUNT ELIZA 3930	\$3,500,000	20/05/2019
2	12 Watts Pde MOUNT ELIZA 3930	\$2,850,000	17/06/2019
3	55 Glen Shian La MOUNT ELIZA 3930	\$2,800,000	17/04/2019

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 13:29



Property Type: House
Land Size: 2294 sqm approx
Agent Comments

Comparable Properties

41 Rosserdale Cr MOUNT ELIZA 3930 (REI/VG) Agent Comments



Price: \$3,500,000
Method: Private Sale
Date: 20/05/2019
Property Type: House (Res)
Land Size: 826 sqm approx



12 Watts Pde MOUNT ELIZA 3930 (REI/VG) Agent Comments



Price: \$2,850,000
Method: Private Sale
Date: 17/06/2019
Property Type: House
Land Size: 4961 sqm approx



55 Glen Shian La MOUNT ELIZA 3930 (REI/VG) Agent Comments



Price: \$2,800,000
Method: Private Sale
Date: 17/04/2019
Property Type: House
Land Size: 2579 sqm approx