

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	1/153 Mount Eliza Way, Mount Eliza Vic 3930
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$450,000	&	\$495,000
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**Median sale price**

Median price	\$500,000	House		Unit	X	Suburb	Mount Eliza
Period - From	01/04/2018	to	31/03/2019	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		
2		
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.

1/153 Mount Eliza Way, Mount Eliza Vic 3930

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COMMUNITY REAL ESTATE

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2   1   2

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending March 2019: \$500,000

## Comparable Properties



**2/121-123 Mount Eliza Way MOUNT ELIZA  
3930 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 04/12/2018

**Rooms:** 4

**Property Type:** Unit



**3/163 Mount Eliza Way MOUNT ELIZA 3930  
(REI)**

**Agent Comments**

2   1   1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** Unit

**Land Size:** 88 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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669

Generated: 24/05/2019 11:05



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.