

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 Wimbledon Avenue, Mount Eliza Vic 3930

Indicative selling price

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

Single price \$2,250,000

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	43 Old Mornington Rd MOUNT ELIZA 3930	\$2,450,000	06/06/2019
2	35 Wimbledon Av MOUNT ELIZA 3930	\$2,400,000	05/06/2019
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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:

19/10/2019 09:17



Property Type:
Agent Comments

Indicative Selling Price
\$2,250,000
Median House Price
June quarter 2019: \$1,170,000

Comparable Properties



43 Old Morningside Rd MOUNT ELIZA 3930 (REI) Agent Comments



Price: \$2,450,000
Method: Private Sale
Date: 06/06/2019
Rooms: 11
Property Type: House
Land Size: 1177 sqm approx



35 Wimbledon Av MOUNT ELIZA 3930 (REI) Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 05/06/2019
Property Type: House (Res)

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.