# 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

23 Glen Shian Lane Mount Eliza VIC 3930

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$2,500,000	&	\$2,750,000			
Median sale price							

(\*Delete house or unit as applicable)

Median Price	\$1,175,000	Property type		House		Suburb	Mount Eliza
Period-from	01 Nov 2018	to	31 Oct 2	2019	Source		Corelogic

# 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 6 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	
67A Glen Shian Lane Mount Eliza VIC 3930	\$2,870,000	03-Oct-19	
1 Jerula Avenue Mount Eliza VIC 3930	\$2,725,000	16-Sep-19	
35 Roehampton Crescent Mount Eliza VIC 3930	\$2,600,000	08-Jul-19	

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 6 months.

This Statement of Information was prepared on: 09 November 2019



consumer.vic.gov.au

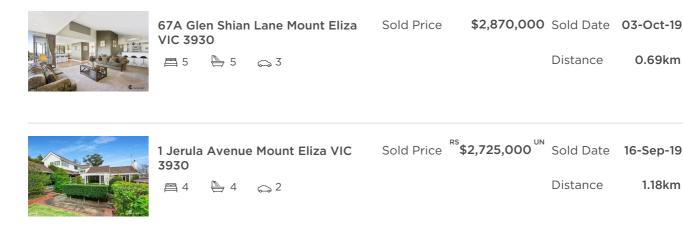


0.69km

1.18km

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	35 Roehampton Crescent Mount Eliza VIC 3930			Sold Price	\$2,600,000	Sold Date	08-Jul-19
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**RS** = Recent sale UN = Undisclosed Sale

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