

RT Edgar

STATEMENT OF INFORMATION

24th September 2018

Property offered for sale

11 Almeria Court, Mount Eliza

Indicative selling price

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

Range between \$2,950,000 & 3,200,000

Median sale price

Median price \$1,185,250 House X Unit Suburb Mount Eliza

Period - From 01/07/2017 to 30/06/2018 Source Core Logic RP Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Flinders estate agent and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10 Almeria Court, Mount Eliza	\$3,175,000	04/09/2018
2 12 Pelican Place, Mount Eliza	\$3,450,000	10/06/2018
3 2 Freemans Road, Mount Eliza	\$3,250,000	04/09/2018