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

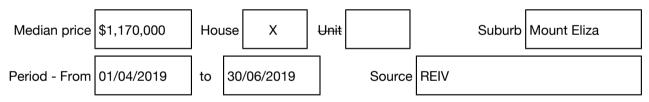
107 Wimbledon Avenue, Mount Eliza Vic 3930

Indicative selling price

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

Single price \$1,560,000

Median sale price



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.

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Rooms: Property Type: House Land Size: 835 sqm approx Agent Comments Indicative Selling Price \$1,560,000 Median House Price June quarter 2019: \$1,170,000

Comparable Properties

33 Wimbledon Av MOUNT ELIZA 3930 (REI) 5 2 2 Price: \$1,670,000 Method: Private Sale Date: 05/06/2019 Rooms: - Property Type: House Land Size: 880 sqm approx	Agent Comments
26 Rosserdale Cr MOUNT ELIZA 3930 (REI) 2 4 3 2 Price: \$1,625,000 Method: Private Sale Date: 13/07/2019 Rooms: - Property Type: House (Res)	Agent Comments

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.

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