

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 6 Viewpoint Avenue, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,148,500 Property Type House Suburb Mount Eliza

Period - From 01/07/2019 to 30/09/2019 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	14 Dalsten Gr MOUNT ELIZA 3930	\$1,195,000	03/10/2019
2	4 Orca St MOUNT ELIZA 3930	\$1,080,000	10/11/2019
3	69 Kunyung Rd MOUNT ELIZA 3930	\$1,075,000	07/11/2019

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: 27/11/2019 12:47



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
September quarter 2019: \$1,148,500

Comparable Properties



14 Dalsten Gr MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,195,000
Method: Private Sale
Date: 03/10/2019
Rooms: 5
Property Type: House
Land Size: 421 sqm approx



4 Orca St MOUNT ELIZA 3930 (REI)

Agent Comments

5 3 2

Price: \$1,080,000
Method: Private Sale
Date: 10/11/2019
Property Type: House (Res)
Land Size: 1004 sqm approx



69 Konyung Rd MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Private Sale
Date: 07/11/2019
Rooms: 7
Property Type: House
Land Size: 1117 sqm approx