

# 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

41 Wynnstay Road Mount Eliza VIC 3930

### Indicative selling price

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

~~Single Price~~

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jan 2019

to

31 Dec 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
360 Canadian Bay Road Mount Eliza VIC 3930	\$1,030,000	12-Dec-19
32 Bellevue Crescent Mount Eliza VIC 3930	\$1,200,000	06-Dec-19
9 Wynnstay Road Mount Eliza VIC 3930	\$970,000	30-Nov-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: 10 January 2020



360 Canadian Bay Road Mount Eliza VIC 3930

Sold Price \$1,030,000 Sold Date 12-Dec-19

■ 4 ■ 2 ■ 2

Distance 0.91km



32 Bellevue Crescent Mount Eliza VIC 3930

Sold Price \$1,200,000 Sold Date 06-Dec-19

■ 4 ■ 2 ■ 2

Distance 0.17km



9 Wynnstay Road Mount Eliza VIC 3930

Sold Price - Sold Date 30-Nov-19

■ 3 ■ 2 ■ 2

Distance 0.27km

RS = Recent sale

UN = Undisclosed Sale

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