



4   2   4

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 2640m2 Approx sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 June quarter 2017: \$1,192,500

## Comparable Properties



**51 The Ridge MOUNT ELIZA 3930 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 06/04/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1621 sqm approx



**13 Pennington CI MOUNT ELIZA 3930 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,195,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2812 sqm approx



**13 Sunset Cr MOUNT ELIZA 3930 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 16/06/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 3532 sqm approx

## 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 9 Leindan Court, 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)

Range between \$1,150,000 & \$1,250,000

#### Median sale price

Median price \$1,192,500

House X

Suburb Mount Eliza

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### Comparable property sales

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
51 The Ridge MOUNT ELIZA 3930	\$1,220,000	06/04/2017
13 Pennington CI MOUNT ELIZA 3930	\$1,195,000	17/06/2017
13 Sunset Cr MOUNT ELIZA 3930	\$1,190,000	16/06/2017