

# STATEMENT OF INFORMATION

1 ELM COURT, MOUNT ELIZA, VIC 3930

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 ELM COURT, MOUNT ELIZA, VIC 3930**

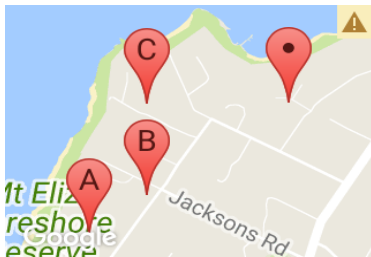
 7  5  4

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$3,950,000 to \$4,350,000**

## MEDIAN SALE PRICE



**MOUNT ELIZA, VIC, 3930**

Suburb Median Sale Price (House)

**\$1,162,000**

01 July 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**11 PELICAN PL, MOUNT ELIZA, VIC 3930**

 5  4  4

Sale Price

**\$4,575,000**

Sale Date: 29/12/2016

Distance from Property: 801m



**29 JACKSONS RD, MOUNT ELIZA, VIC 3930**

 4  -  -

Sale Price

**\$4,800,000**

Sale Date: 05/12/2016

Distance from Property: 567m



**6 FREEMANS RD, MOUNT ELIZA, VIC 3930**

 4  4  3

Sale Price

**\$4,150,000**

Sale Date: 17/05/2016

Distance from Property: 463m



This report has been compiled on 31/01/2018 by Impact Realty Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 ELM 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)

Price Range: \$3,950,000 to \$4,350,000

### Median sale price

Median price

\$1,162,000

House

Unit

Suburb

MOUNT ELIZA

Period

01 July 2017 to 31 December 2017

Source

 pricfinder

### Comparable property sales

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
11 PELICAN PL, MOUNT ELIZA, VIC 3930	\$4,575,000	29/12/2016
29 JACKSONS RD, MOUNT ELIZA, VIC 3930	\$4,800,000	05/12/2016
6 FREEMANS RD, MOUNT ELIZA, VIC 3930	\$4,150,000	17/05/2016