

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 58 Rutland Avenue, Mount Eliza

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,100,000 House X Suburb Mount Eliza

Period - From 1 Sept 2016 to 4 Sept 2017 Source REA

Comparable property sales

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 Camborne Avenue, Mount Eliza	\$1,200,000	31/05/2017
2. 22 Rannoch Avenue, Mount Eliza	\$1,200,000	22/04/2017
3. 43 Wimbledon Avenue, Mount Eliza	\$1,500,000	17/07/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au

DATE Prepared: 4 September 2017