

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 75 Winona Road, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,192,500 House X Unit Suburb Mount Eliza

Period - From 01/04/2017 to 30/06/2017 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	23 Mcgown Rd MOUNT ELIZA 3930	\$1,600,000	02/04/2017
2	91 Fulton Rd MOUNT ELIZA 3930	\$1,410,000	18/04/2017
3	376 Canadian Bay Rd MOUNT ELIZA 3930	\$1,269,000	01/04/2017

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.~~

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

June quarter 2017: \$1,192,500



Rooms:

Property Type: Strata Unit/Flat

Land Size: 3734 sqm approx

Agent Comments

Comparable Properties



23 Mcgown Rd MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 02/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 2872 sqm approx



91 Fulton Rd MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$1,410,000

Method: Private Sale

Date: 18/04/2017

Rooms: 14

Property Type: House

Land Size: 2692 sqm approx



376 Canadian Bay Rd MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$1,269,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 1394 sqm approx