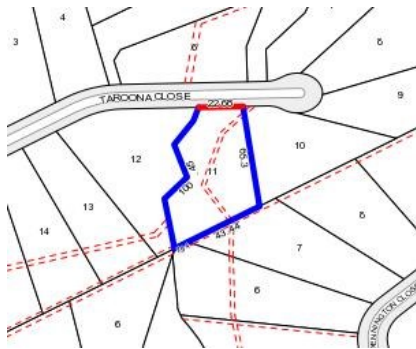


Joel Hood
 03 5971 0300
 0429 886 188
 joel.hood@eview.com.au

Indicative Selling Price
 \$1,250,000 - \$1,375,000

Median House Price
 March quarter 2017: \$1,270,444



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 2967 sqm approx
 Agent Comments

Comparable Properties



103 Wimborne Av MOUNT ELIZA 3930 (REI) Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 10/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 1540 sqm approx



13 Dudson Ct MOUNT ELIZA 3930 (REI) Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 26/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 2604 sqm approx



1 Richard Ct MOUNT ELIZA 3930 (REI/VG) Agent Comments



Price: \$1,290,000
Method: Private Sale
Date: 22/03/2017
Rooms: 12
Property Type: House
Land Size: 1078 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

11 Taroona Close, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,270,444

House X

Suburb Mount Eliza

Period - From 01/01/2017

to 31/03/2017

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
103 Wimborne Av MOUNT ELIZA 3930	\$1,300,000	10/06/2017
13 Dudson CI MOUNT ELIZA 3930	\$1,300,000	26/04/2017
1 Richard Ct MOUNT ELIZA 3930	\$1,290,000	22/03/2017