

# 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 Bright Crescent, 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 \$1,700,000 & \$1,850,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Mount Eliza

Period - From 11/06/2019 to 10/06/2020 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	21 Bright Cr MOUNT ELIZA 3930	\$1,799,000	02/06/2020
2	9 Stephens Rd MOUNT ELIZA 3930	\$1,740,000	05/02/2020
3	21 Meadow La MOUNT ELIZA 3930	\$1,700,000	28/01/2020

**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.~~

This Statement of Information was prepared on: 11/06/2020 11:34



4 4 8

**Property Type:** House (Res)  
**Land Size:** 2704 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

11/06/2019 - 10/06/2020: \$1,200,000

## Comparable Properties



**21 Bright Cr MOUNT ELIZA 3930 (REI)**

**Agent Comments**

4 3 6

**Price:** \$1,799,000  
**Method:** Private Sale  
**Date:** 02/06/2020  
**Property Type:** House  
**Land Size:** 2720 sqm approx



**9 Stephens Rd MOUNT ELIZA 3930 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,740,000  
**Method:** Private Sale  
**Date:** 05/02/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 899 sqm approx



**21 Meadow La MOUNT ELIZA 3930 (REI/VG)**

**Agent Comments**

4 3 5

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 28/01/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1670 sqm approx