Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	65 RUTLAND AVENUE MOUNT ELIZA VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,950,000	&	$2,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,545,000	Property type	House	Suburb	Mount Eliza
Period-from	01 Jan 2021	to	31 Dec 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 ROBOROUGH AVENUE MOUNT ELIZA VIC 3930	$2,010,000	19-Oct-21
63 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930	$1,850,000	21-Jan-22
64 RUTLAND AVENUE MOUNT ELIZA VIC 3930	$2,300,000	21-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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9 ROBOROUGH AVENUE MOUNT ELIZA VIC 3930

4 2 2

Sold Price RS $2,010,000 Sold Date 19-Oct-21

Distance 0.62km



63 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930

4 2 3

Sold Price RS $1,850,000 Sold Date 21-Jan-22

Distance 0.13km



64 RUTLAND AVENUE MOUNT ELIZA VIC 3930

4 3 2

Sold Price RS $2,300,000 Sold Date 21-Jan-22

Distance 0.06km

RS = Recent sale **UN** = Undisclosed Sale

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