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<br>Including suburb and postcode | 20 Canadian Bay Road 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 | $3,000,000 | & | $3,300,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,600,000 | Property type | House | Suburb | Mount Eliza |
| Period-from | 01 Dec 2020 | to | 30 Nov 2021 | Source | Corelogic |

## 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 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 |
|---|---|---|
| 3 Granya Grove Mount Eliza VIC 3930 | $3,300,000 | 01-Aug-21 |
| 10 Canadian Bay Road Mount Eliza VIC 3930 | $3,000,000 | 27-Sep-21 |
| | | |

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 6 months.

This Statement of Information was prepared on: 01 December 2021

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**3 Granya Grove Mount Eliza VIC 3930**

4 3 2

Sold Price RS **$3,300,000** UN

Sold Date **01-Aug-21**

Distance **0.81km**



**10 Canadian Bay Road Mount Eliza VIC 3930**

4 2 2

Sold Price RS **$3,000,000**

Sold Date **27-Sep-21**

Distance **0.09km**

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

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