Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 25 Batman Avenue, Mount Eliza 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 | $1,200,000 | & | $1,290,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $ 1,150,000 | *House | x | *Unit | | Suburb | Mount Eliza, Vic 3930 |
| Period - From | 1st March 2017 | to | 28th Feb 2018 | | | Source | Realestate.com |

## 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 |
|---|---|---|
| 1 129 Mountain View Road Mount Eliza VIC 3930 | $1,280,000 | 15th March 2018 |
| 2 18-20 Eumeralla Grove Mount Eliza VIC 3930 | $1,275,000 | 6th March 2018 |
| 3 2-4 Bird Street Mount Eliza VIC 3930 | $1,350,000 | 29th Jan 2018 |

**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.