OBrien Real Estate

STATEMENT OF INFORMATION

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Jye Read

M 0448 763 933
E jye.read@obrienrealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4/91 Canadian Bay Road Mount Eliza VIC 3930

2 - 1

Indicative Selling Price

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

Range between $500,000 & $550,000

Median Sale Price

$1,188,500 Houses in Mount eliza between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

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.

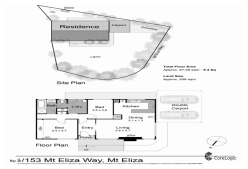


2/121-123 Mount Eliza Way Mount Eliza VIC 3930

2 1 1

Sold Price **$500,000** Sold Date **04-Dec-18**

Distance **0.19km**



1/153 Mount Eliza Way Mount Eliza VIC 3930

2 1 2

Sold Price RS **$495,000** Sold Date **22-Jun-19**

Distance **0.41km**



14/193-197 Mount Eliza Way Mount Eliza VIC 3930

2 1 1

Sold Price **$500,000** Sold Date **18-Feb-19**

Distance **0.84km**

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

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