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	82 Two Bays Road, Mount Eliza

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price	$1,212,500	Property type	House	Suburb	Mount Eliza
Period - From	September 2020	to	January 2021	Source	Mount Eliza

Comparable property sales

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: 18/01/2021