

## 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  
14 Walkers Road, Mount Eliza Vic 3930

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$1,227,500 House X Unit Suburb Mount Eliza

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### 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	4 Hamersley Ct MOUNT ELIZA 3930	\$1,652,000	08/04/2018
2	55 Millbank Dr MOUNT ELIZA 3930	\$1,225,000	15/06/2018
3	77 Walkers Rd MOUNT ELIZA 3930	\$1,206,000	05/08/2018

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2703 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending June 2018: \$1,227,500

## Comparable Properties



4 Hamersley Ct MOUNT ELIZA 3930 (REI/VG) Agent Comments



**Price:** \$1,652,000  
**Method:** Private Sale  
**Date:** 08/04/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 2708 sqm approx



55 Millbank Dr MOUNT ELIZA 3930 (REI) Agent Comments



**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 15/06/2018  
**Rooms:** 7  
**Property Type:** House



77 Walkers Rd MOUNT ELIZA 3930 (REI) Agent Comments



**Price:** \$1,206,000  
**Method:** Private Sale  
**Date:** 05/08/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 2917 sqm approx