

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

18-20 Claremont Street 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jun 2019

to

31 May 2020

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

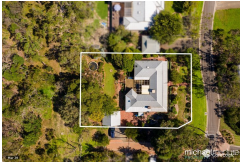
Date of sale

32-34 Claremont Street Mount Eliza VIC 3930	\$1,170,000	08-Jun-20
100 Eumeralla Grove Mount Eliza VIC 3930	\$1,100,000	16-May-20

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: 22 June 2020



32-34 Claremont Street Mount Eliza VIC 3930 Sold Price **\$1,170,000^{UN}** Sold Date **08-Jun-20**

 4  3  2

Distance **0.12km**



100 Eumeralla Grove Mount Eliza VIC 3930 Sold Price **\$1,100,000** Sold Date **16-May-20**

 5  2  2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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