



Janet McNeill
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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
Including suburb and
postcode

36 Bellevue Crescent 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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

*House

X

*Unit

Suburb

Mount Eliza

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

| | | |
|--|-------------|-----------|
| 44-46 Quinns Parade Mount Eliza VIC 3930 | \$901,000 | 06-Mar-19 |
| 14 Autumn Crescent Mount Eliza VIC 3930 | \$857,000 | 07-Feb-19 |
| 8-10 Petrel Close Mount Eliza VIC 3930 | \$1,000,000 | 16-Jan-19 |

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.~~

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**44-46 Quinns Parade Mount Eliza
VIC 3930**

4 2 2

Sold Price

^{RS} **\$901,000**

Sold Date

06-Mar-19

Distance

0.55km



**14 Autumn Crescent Mount Eliza
VIC 3930**

4 2 2

Sold Price

\$857,000

Sold Date

07-Feb-19

Distance

0.68km



**8-10 Petrel Close Mount Eliza VIC
3930**

3 2 2

Sold Price

\$1,000,000

Sold Date

16-Jan-19

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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