Statement of Information

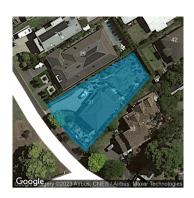
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	rty offer	ed for s	sale									
Address Including suburb and postcode			31 Rannoch Avenue, Mount Eliza Vic 3930									
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$2,69			0,000		&		\$2,950,000					
Media	n sale p	rice								_		
Median price		\$1,640,	40,000		Property Type		House		Subi	urb	Mount Eliza	
Period - From 01		01/07/2	023	to	30/09/2023		Source		,			
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										Pr	ice	Date of sale
1												
2												
3												
OR												
B*					epresentativ wo kilometre							e comparable onths.
This Statement of Information was prepared on:									on:	07/12/2023 11:18		









Property Type: House **Land Size:** 904 sqm approx Agent Comments

Indicative Selling Price \$2,690,000 - \$2,950,000 Median House Price September quarter 2023: \$1,640,000

Comparable Properties

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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