

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

12 Humphries Road 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 \$1,325,000 & \$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to 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 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
7 Keraboite Court Mount Eliza VIC 3930	\$1,330,000	06-Nov-20
2 Marcus Road Frankston South VIC 3199	\$1,500,000	28-Nov-20
138 Overport Road Frankston South VIC 3199	\$1,470,000	21-Jan-21

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.~~

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7 Keraboite Court Mount Eliza VIC 3930 Sold Price **\$1,330,000** Sold Date **06-Nov-20**
 Distance **1.02km**

4 2 2



2 Marcus Road Frankston South VIC 3199 Sold Price ^{RS} **\$1,500,000** ^{UN} Sold Date **28-Nov-20**
 Distance **1.73km**

4 2 1



138 Overport Road Frankston South VIC 3199 Sold Price ^{RS} **\$1,470,000** ^{UN} Sold Date **21-Jan-21**
 Distance **1.77km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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