

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

97 WINONA 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

\$2,450,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,725,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2022

to

28 Feb 2023

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

8A CHETWYN COURT FRANKSTON SOUTH VIC 3199	\$2,700,000	22-Oct-22
259 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	\$2,800,000	14-Feb-23
239 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	\$2,900,000	09-Dec-22

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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	8A CHETWYN COURT FRANKSTON SOUTH VIC 3199	Sold Price	\$2,700,000	Sold Date	22-Oct-22
	 5  3  2			Distance	1.03km
	259 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	Sold Price	\$2,800,000	Sold Date	14-Feb-23
	 5  4  4			Distance	0.73km
	239 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	Sold Price	^{RS} \$2,900,000	Sold Date	09-Dec-22
	 5  3  6			Distance	0.81km

RS = Recent sale

UN = Undisclosed Sale

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