

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

1/10 LEICESTER AVENUE 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

\$720,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Aug 2022

to

31 Jul 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

2/105 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$730,000	11-Apr-23

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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**2/105 CANADIAN BAY ROAD
MOUNT ELIZA VIC 3930**

 3  2  2

Sold Price

\$730,000

Sold Date

11-Apr-23

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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