

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

20 Bethanga Street, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Mount Eliza

Period - From 01/04/2022 to 31/03/2023 Source REIV

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
1	9 Waterview CI MOUNT ELIZA 3930	\$2,200,000	06/12/2022
2	10 Rendlesham Av MOUNT ELIZA 3930	\$2,100,000	28/03/2023
3	68 Barmah St MOUNT ELIZA 3930	\$1,940,000	05/04/2023

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.~~

This Statement of Information was prepared on:

06/05/2023 14:20

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2023: \$1,720,000



4 2 2

Property Type: House

Land Size: 1007 sqm approx

Agent Comments

Comparable Properties



9 Waterview CI MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 3 3

Price: \$2,200,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 1277 sqm approx



10 Rendlesham Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 3 2

Price: \$2,100,000

Method: Private Sale

Date: 28/03/2023

Property Type: House

Land Size: 808 sqm approx



68 Barmah St MOUNT ELIZA 3930 (REI)

Agent Comments

4 2 2

Price: \$1,940,000

Method: Private Sale

Date: 05/04/2023

Property Type: House

Land Size: 1043 sqm approx