

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

4/165 Mount Eliza Way 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,430

Property type

Unit

Suburb

Mount Eliza

Period-from

01 May 2019

to

30 Apr 2020

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

1/3-5 Leicester Avenue Mount Eliza VIC 3930	\$504,000	19-Feb-20
1/168 Canadian Bay Road Mount Eliza VIC 3930	\$515,000	13-Jan-20
7/2 Coonara Avenue Mount Eliza VIC 3930	\$511,250	22-Dec-19

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.~~

This Statement of Information was prepared on: 12 May 2020



**1/3-5 Leicester Avenue Mount Eliza
VIC 3930**

Sold Price

\$504,000

Sold Date

19-Feb-20

2

1

1

Distance

0.24km



**1/168 Canadian Bay Road Mount
Eliza VIC 3930**

Sold Price

\$515,000

Sold Date

13-Jan-20

2

1

1

Distance

0.34km



**7/2 Coonara Avenue Mount Eliza
VIC 3930**

Sold Price

\$511,250

Sold Date

22-Dec-19

2

1

1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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