

## 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

3/139-141 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Jan 2023

to

31 Dec 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

1/5 BETTY AVENUE MOUNT ELIZA VIC 3930	\$610,000	14-Mar-23
3/163 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$670,000	18-Apr-23
1/163 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$620,000	17-Jul-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.~~

This Statement of Information was prepared on: 25 January 2024

**1/5 BETTY AVENUE MOUNT ELIZA  
VIC 3930**

Sold Price

**\$610,000**

Sold Date

**14-Mar-23**

3



1



1

Distance

**0.16km****3/163 MOUNT ELIZA WAY MOUNT  
ELIZA VIC 3930**

Sold Price

**\$670,000**

Sold Date

**18-Apr-23**

2



1



1

Distance

**0.26km****1/163 MOUNT ELIZA WAY MOUNT  
ELIZA VIC 3930**

Sold Price

**\$620,000**

Sold Date

**17-Jul-23**

2



1



1

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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