

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

3/9 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

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

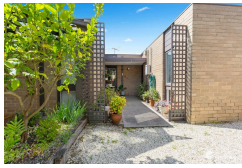
Date of sale

4/125 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$580,000	14-Feb-23
3/11 LEICESTER AVENUE MOUNT ELIZA VIC 3930	\$650,000	31-Oct-22
2/19 COONARA AVENUE MOUNT ELIZA VIC 3930	\$655,000	05-Nov-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.~~

This Statement of Information was prepared on: 30 March 2023



**4/125 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

 2  1  1

Sold Price

^{RS}

\$580,000

Sold Date

14-Feb-23

Distance

0.29km



**3/11 LEICESTER AVENUE MOUNT
ELIZA VIC 3930**

 3  1  1

Sold Price

\$650,000

Sold Date

31-Oct-22

Distance

0.02km



**2/19 COONARA AVENUE MOUNT
ELIZA VIC 3930**

 2  1  1

Sold Price

\$655,000

Sold Date

05-Nov-22

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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