

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

14-16 CLAREMONT STREET 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2021

to

30 Apr 2022

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

14 DAVIS DRIVE MOUNT ELIZA VIC 3930	\$1,575,000	02-Feb-22
26-28 CLAREMONT STREET MOUNT ELIZA VIC 3930	\$1,640,000	23-Nov-21

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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14 DAVIS DRIVE MOUNT ELIZA VIC 3930 Sold Price **\$1,575,000** Sold Date **02-Feb-22**

 4  2  2

Distance **1km**



26-28 CLAREMONT STREET MOUNT ELIZA VIC 3930 Sold Price **\$1,640,000** Sold Date **23-Nov-21**

 3  2  2

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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