

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 33 Mountain View Road, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,692,700 Property Type House Suburb Mount Eliza

Period - From 01/10/2023 to 31/12/2023 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	7 Orca St MOUNT ELIZA 3930	\$1,450,000	22/11/2023
2	26 Brighton Cr MOUNT ELIZA 3930	\$1,250,000	15/09/2023
3	8 Kardella La MOUNT ELIZA 3930	\$1,250,000	27/11/2023

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: 24/01/2024 18:22



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2023: \$1,692,700

Comparable Properties



7 Orca St MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,450,000

Method: Private Sale

Date: 22/11/2023

Property Type: House

Land Size: 1012 sqm approx



26 Brighton Cr MOUNT ELIZA 3930 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 957 sqm approx



8 Kardella La MOUNT ELIZA 3930 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Private Sale

Date: 27/11/2023

Property Type: House

Land Size: 1013 sqm approx

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