#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

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

#### Median sale price

Median price	\$1,692,700	Pro	perty 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.

Ad	dress 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



## RT Edgar









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** 

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)







Price: \$1,250,000 Method: Private Sale Date: 15/09/2023 Property Type: House

Land Size: 957 sqm approx

Agent Comments



8 Kardella La MOUNT ELIZA 3930 (REI)

**-**3





Agent Comments

Price: \$1,250,000 Method: Private Sale Date: 27/11/2023 Property Type: House Land Size: 1013 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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