

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

3/121 Mount Eliza Way, Mount Eliza Vic 3930

Indicative selling price

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

Range between

\$540,000

&

\$560,000

Median sale price

Median price

\$637,500

Property Type

Unit

Suburb

Mount Eliza

Period - From

03/09/2020

to

02/09/2021

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	6/125 Mount Eliza Way MOUNT ELIZA 3930	\$570,000	23/04/2021
2	1/121-123 Mount Eliza Way MOUNT ELIZA 3930	\$530,000	09/04/2021
3	1/163 Mount Eliza Way MOUNT ELIZA 3930	\$525,000	05/05/2021

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:

03/09/2021 10:44

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Indicative Selling Price

\$540,000 - \$560,000

Median Unit Price

03/09/2020 - 02/09/2021: \$637,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



6/125 Mount Eliza Way MOUNT ELIZA 3930 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 23/04/2021

Property Type: Unit



1/121-123 Mount Eliza Way MOUNT ELIZA 3930 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 09/04/2021

Property Type: Unit

1/163 Mount Eliza Way MOUNT ELIZA 3930 (VG)

Agent Comments

2 - -

Price: \$525,000

Method: Sale

Date: 05/05/2021

Property Type: Flat/Unit/Apartment (Res)