Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

3/121 Mount Eliza Way, Mount Eliza Vic 3930
3

Indicative selling price

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

Range between	\$540,000	&	\$560,000
Range between	\$540,000	&	\$560,000

Median sale price

Median price	\$637,500	Pro	perty Type Un	it		Suburb	Mount Eliza
Period - From	03/09/2020	to	02/09/2021	So	urce	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

	aress of comparable property	1 1100	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

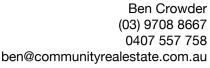
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/09/2021 10:44



Date of sale





Indicative Selling Price \$540,000 - \$560,000 **Median Unit Price** 03/09/2020 - 02/09/2021: \$637,500





Comparable Properties



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

-2

Price: \$570,000 Method: Private Sale Date: 23/04/2021 Property Type: Unit

Agent Comments



1/121-123 Mount Eliza Way MOUNT ELIZA

3930 (REI)

Price: \$530,000 Method: Private Sale Date: 09/04/2021 Property Type: Unit

Agent Comments

1/163 Mount Eliza Way MOUNT ELIZA 3930

(VG)

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Price: \$525,000 Method: Sale Date: 05/05/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



