

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

4 Oliver Court 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

\$2,350,000

&

\$2,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2020

to

31 Oct 2021

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

1 Manna Hill Court Mount Eliza VIC 3930	\$2,725,000	13-Jun-21
9 Manna Hill Court Mount Eliza VIC 3930	\$2,800,000	14-May-21
136 Grant Road Mount Eliza VIC 3930	\$2,850,000	22-May-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.~~

This Statement of Information was prepared on: 05 November 2021



1 Manna Hill Court Mount Eliza VIC 3930

3 2 3

Sold Price

\$2,725,000

Sold Date

13-Jun-21

Distance

0.28km



9 Manna Hill Court Mount Eliza VIC 3930

4 2 2

Sold Price

\$2,800,000

Sold Date

14-May-21

Distance

0.3km



136 Grant Road Mount Eliza VIC 3930

4 3 4

Sold Price

\$2,850,000

Sold Date

22-May-21

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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