

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

2 COLES 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

\$3,300,000

&

\$3,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2023

to

31 Oct 2024

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

Address of comparable property	Price	Date of sale
12 WOODLAND AVENUE MOUNT ELIZA VIC 3930	\$3,450,000	10-Jun-24

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.

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**12 WOODLAND AVENUE MOUNT
ELIZA VIC 3930**

Sold Price

\$3,450,000

Sold Date

10-Jun-24

 4  4  2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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