

## 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

32 DENDRON PLACE MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

Land

Suburb

Mount Eliza

Period-from

01 Dec 2022

to

30 Nov 2023

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

3 NUVILLE COURT MOUNT ELIZA VIC 3930	\$1,300,000	06-Dec-22
6 MADDISON AVENUE MOUNT ELIZA VIC 3930	\$1,275,000	19-Jul-22
9 OLIVER COURT MOUNT ELIZA VIC 3930	\$1,035,000	26-Sep-23

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: 18 December 2023



**3 NUVILLE COURT MOUNT ELIZA  
VIC 3930**

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Sold Price **\$1,300,000** Sold Date **06-Dec-22**

Distance **0.41km**

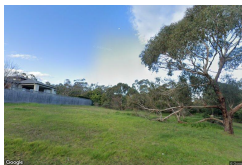


**6 MADDISON AVENUE MOUNT  
ELIZA VIC 3930**

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Sold Price **\$1,275,000** Sold Date **19-Jul-22**

Distance **1.72km**



**9 OLIVER COURT MOUNT ELIZA  
VIC 3930**

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Sold Price <sup>RS</sup> **\$1,035,000** Sold Date **26-Sep-23**

Distance **1.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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