

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

3/29 Clarkestown Avenue 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Oct 2020

to

30 Sep 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

2/36 Clarkestown Avenue Mount Eliza VIC 3930	\$725,000	08-May-21
4/36 Clarkestown Avenue Mount Eliza VIC 3930	\$806,500	21-Jun-21
5/12-14 Clarkestown Avenue Mount Eliza VIC 3930	\$840,000	04-Aug-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: 04 October 2021

Lisa Bendle
P 97872422
M 0402834913
E lisa@mcewingpartners.com



2/36 Clarkestown Avenue Mount Eliza VIC 3930

Sold Price **\$725,000** Sold Date **08-May-21**

2 2 1

Distance **0.09km**



CONDITIONS OF ENTRY
Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

In the current restrictions you are able to inspect sale and rental properties in Metropolitan Melbourne as long as you live in Metropolitan Melbourne and the property is within your 25km radius.
The private appointment is limited to 10 people at one time, and there is a density quotient of 1 person per 4 sqm.

4/36 Clarkestown Avenue Mount Eliza VIC 3930

Sold Price **\$806,500** Sold Date **21-Jun-21**

3 2 1

Distance **0.12km**



5/12-14 Clarkestown Avenue Mount Eliza VIC 3930

Sold Price **\$840,000** Sold Date **04-Aug-21**

2 1 2

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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