

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

116-118 BANOOL CRESCENT 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

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2023

to

30 Sep 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

17-19 STATION STREET MOUNT ELIZA VIC 3930	\$1,800,000	15-May-24
22-24 STATION STREET MOUNT ELIZA VIC 3930	\$1,900,000	14-May-24
55 THE RIDGE MOUNT ELIZA VIC 3930	\$1,825,000	22-Aug-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.~~

This Statement of Information was prepared on: 01 October 2024



**17-19 STATION STREET MOUNT
 ELIZA VIC 3930**

 4  2  2

Sold Price **\$1,800,000** Sold Date **15-May-24**

Distance **0.58km**



**22-24 STATION STREET MOUNT
 ELIZA VIC 3930**

 4  3  -

Sold Price **\$1,900,000** Sold Date **14-May-24**

Distance **0.64km**



**55 THE RIDGE MOUNT ELIZA VIC
 3930**

 4  2  4

Sold Price ^{RS} **\$1,825,000** ^{UN} Sold Date **22-Aug-24**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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