

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 BURNS CLOSE 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,725,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2022

to

28 Feb 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

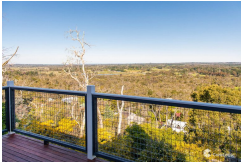
Date of sale

81-83 EUMERALLA GROVE MOUNT ELIZA VIC 3930	\$1,450,000	18-Nov-22
41 MAUGHAN ROAD MOUNT ELIZA VIC 3930	\$1,585,000	25-Nov-22

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: 21 March 2023



81-83 EUMERALLA GROVE MOUNT ELIZA VIC 3930

Sold Price

\$1,450,000

Sold Date

18-Nov-22



4



2



2

Distance

1.71km



41 MAUGHAN ROAD MOUNT ELIZA VIC 3930

Sold Price

^{RS}

\$1,585,000

Sold Date

25-Nov-22



5



3



2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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