

## 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 OLIVER COURT MOUNT ELIZA VIC 3930

### Indicative selling price

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

Single-Price

or range  
between

\$2,000,000

&

\$2,200,000

### 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

14 ANDACANI COURT MOUNT ELIZA VIC 3930	\$2,100,000	10-Aug-24
138 WOORALLA DRIVE MOUNT ELIZA VIC 3930	\$2,000,000	24-May-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: 08 October 2024

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## 14 ANDACANI COURT MOUNT ELIZA VIC 3930

 3  2  2

Sold Price **\$2,100,000** Sold Date **10-Aug-24**

Distance **0.25km**



## 138 WOORALLA DRIVE MOUNT ELIZA VIC 3930

 3  2  2

Sold Price **\$2,000,000** Sold Date **24-May-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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