

## 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

241 Canadian Bay Road 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

\$1,650,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jan 2021

to

31 Dec 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 26 Mather Road Mount Eliza VIC 3930  | \$1,725,000 | 27-Oct-21 |
| 14 Dudson Close Mount Eliza VIC 3930 | \$1,730,000 | 02-Oct-21 |
| 16 Blake Court Mount Eliza VIC 3930  | \$1,850,000 | 11-Dec-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: 08 January 2022



**26 Mather Road Mount Eliza VIC 3930**

5 2 4

Sold Price <sup>RS</sup> **\$1,725,000** <sup>UN</sup> Sold Date **27-Oct-21**

Distance **1.06km**

Notes from your agent

Sold for \$1,725,000 (undisclosed)



**14 Dudson Close Mount Eliza VIC 3930**

4 2 6

Sold Price <sup>RS</sup> **\$1,730,000** <sup>UN</sup> Sold Date **02-Oct-21**

Distance **1.04km**

Notes from your agent

Sold for \$1.73m (undisclosed)



**16 Blake Court Mount Eliza VIC 3930**

3 2 2

Sold Price <sup>RS</sup> **\$1,850,000** Sold Date **11-Dec-21**

Distance **1.56km**

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

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