

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

10/54 Mount Eliza Way, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$855,250

Property Type Unit

Suburb Mount Eliza

Period - From 01/01/2022

to

31/12/2022

Source REIV

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 six 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
1	11/54 Mount Eliza Way MOUNT ELIZA 3930	\$1,850,000	19/05/2022
2	12/54 Mount Eliza Way MOUNT ELIZA 3930	\$1,650,000	18/05/2022
3	14/54 Mount Eliza Way MOUNT ELIZA 3930	\$1,550,000	08/07/2022

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 six months.~~

This Statement of Information was prepared on:

20/02/2023 13:04

10/54 Mount Eliza Way, Mount Eliza Vic 3930

CROWDER
community real estate

James Crowder
(03) 9708 8667
0407 813 377

james@crowdercre.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median Unit Price

Year ending December 2022: \$855,250



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



11/54 Mount Eliza Way MOUNT ELIZA 3930
(REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 19/05/2022

Property Type: Apartment



12/54 Mount Eliza Way MOUNT ELIZA 3930
(REI/VG)

Agent Comments

2 2 1

Price: \$1,650,000

Method: Private Sale

Date: 18/05/2022

Property Type: Apartment



14/54 Mount Eliza Way MOUNT ELIZA 3930
(REI/VG)

Agent Comments

2 2 1

Price: \$1,550,000

Method: Private Sale

Date: 08/07/2022

Property Type: Apartment

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



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