

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

1 Cameron Way 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

\$3,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2020

to

30 Sep 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

136 Grant Road Mount Eliza VIC 3930	\$2,850,000	22-May-21
15 Clendon Close Mount Eliza VIC 3930	\$3,500,000	10-May-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: 26 October 2021


136 Grant Road Mount Eliza VIC 3930
 4  3  4

Sold Price

\$2,850,000

Sold Date

22-May-21

Distance

0.62km

15 Clendon Close Mount Eliza VIC 3930
 5  2  6

Sold Price

\$3,500,000

Sold Date

10-May-21

Distance

0.24km
RS = Recent sale

UN = Undisclosed Sale

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