

## 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

2/66 Volitans Avenue 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,500

Property type

Unit

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

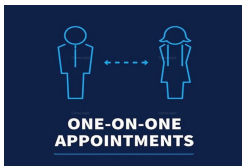
Date of sale

4/165 Mount Eliza Way Mount Eliza VIC 3930	\$726,000	15-Nov-21
3/30 Warana Way Mount Eliza VIC 3930	\$835,000	05-Nov-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: 17 January 2022



**4/165 Mount Eliza Way Mount Eliza VIC 3930** Sold Price <sup>RS</sup> **\$726,000** Sold Date **15-Nov-21**

 2  1  1

Distance **1.59km**



**3/30 Warana Way Mount Eliza VIC 3930** Sold Price <sup>RS</sup> **\$835,000** Sold Date **05-Nov-21**

 3  2  2

Distance **1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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