

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

18 LE GRAND MEWS 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

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,710,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jun 2022

to

31 May 2023

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

271 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$1,530,000	17-Apr-23
50 MATHER ROAD MOUNT ELIZA VIC 3930	\$1,550,000	13-Mar-23
20 WINONA ROAD MOUNT ELIZA VIC 3930	\$1,635,000	25-Feb-23

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: 16 June 2023



271 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930

4 3 2

Sold Price

^{RS}

\$1,530,000

Sold Date

17-Apr-23

Distance

0.45km



50 MATHER ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price

^{RS}

\$1,550,000

Sold Date

13-Mar-23

Distance

1.47km



20 WINONA ROAD MOUNT ELIZA VIC 3930

4 2 3

Sold Price

\$1,635,000

Sold Date

25-Feb-23

Distance

1.54km



89 BELLBIRD ROAD DIAMOND CREEK VIC 3089

4 2 2

Sold Price

\$330,000

Sold Date

20-Apr-13

Distance

59.79km



144 HUMPHRIES ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price

\$1,650,000

Sold Date

30-Apr-23

Distance

2.23km



176 HUMPHRIES ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price

^{RS}

\$1,580,000

Sold Date

12-Apr-23

Distance

2.4km

RS = Recent sale

UN = Undisclosed Sale

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