

## 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

9 DAVEYS 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

\$3,300,000

&

\$3,630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 1 BAY AVENUE MOUNT ELIZA VIC 3930           | \$3,260,000 | 15-Sep-22 |
| 7A GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930 | \$3,600,000 | 16-Apr-22 |
|                                             |             |           |

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: 28 October 2022


**1 BAY AVENUE MOUNT ELIZA VIC 3930**

Sold Price <sup>RS</sup> **\$3,260,000** <sup>UN</sup> Sold Date **15-Sep-22**
 3  2  2

Distance **0.66km**

**7A GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930**

Sold Price **\$3,600,000** Sold Date **16-Apr-22**
 4  2  2

Distance **1.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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