

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

68 Barmah Street, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$1,750,000

Property Type House

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	27 Wimbledon Av MOUNT ELIZA 3930	\$2,110,000	26/11/2022
2	14 Dolphin St MOUNT ELIZA 3930	\$1,860,000	13/01/2023
3	7 Gunyong Creek La MOUNT ELIZA 3930	\$1,850,000	19/11/2022

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:

16/03/2023 09:21

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Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending December 2022: \$1,750,000



4 2 2

Property Type: House

Land Size: 1043 sqm approx

Agent Comments

Comparable Properties



27 Wimbledon Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 4

Price: \$2,110,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 834 sqm approx



14 Dolphin St MOUNT ELIZA 3930 (REI)

Agent Comments

4 2 2

Price: \$1,860,000

Method: Private Sale

Date: 13/01/2023

Property Type: House

Land Size: 1012 sqm approx



7 Gunyong Creek La MOUNT ELIZA 3930 (REI) **Agent Comments**

4 2 3

Price: \$1,850,000

Method: Private Sale

Date: 19/11/2022

Property Type: House