

## 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

5 ORCA STREET MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2023

to

31 Jan 2024

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

7 ORCA STREET MOUNT ELIZA VIC 3930	1450000	22-Nov-23
73 VOLITANS AVENUE MOUNT ELIZA VIC 3930	1350000	01-Dec-23
25 MOHILLA STREET MOUNT ELIZA VIC 3930	1300000	08-Nov-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: 09 February 2024



**7 ORCA STREET MOUNT ELIZA VIC 3930** Sold Price

<sup>RS</sup> **1450000** Sold Date **22-Nov-23**

3 2 2

Distance **0.02km**



**73 VOLITANS AVENUE MOUNT ELIZA VIC 3930**

Sold Price

<sup>RS</sup> **1350000** Sold Date **01-Dec-23**

4 2 2

Distance **0.9km**



**25 MOHILLA STREET MOUNT ELIZA VIC 3930**

Sold Price

<sup>RS</sup> **1300000** Sold Date **08-Nov-23**

4 2 1

Distance **0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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