## 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	12 Thomas Close, Mount Eliza Vic 3930		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$1,35	0,000 & \$1,485,0	000	
Median sale price			
Median price \$1,728,	750 Property Type House	Suburb Mount Eliza	
Period - From 01/01/2	023 to 31/03/2023 So	ource 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 6/3 Spero Av MOUNT ELIZA 3930		\$1,425,000	12/03/2023
2 9 Wendy Av MOUNT ELIZA 3930		\$1,425,000	01/02/2023
3			
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: 29/06/2023 10:25			23 10:25







**Indicative Selling Price** \$1,350,000 - \$1,485,000 Median House Price March quarter 2023: \$1,728,750





**Property Type: House** Land Size: 421 sqm approx **Agent Comments** 

## Comparable Properties



6/3 Spero Av MOUNT ELIZA 3930 (REI/VG)

3



Price: \$1,425,000 Method: Private Sale Date: 12/03/2023 **Property Type: Unit** 

Land Size: 404 sqm approx

**Agent Comments** 



9 Wendy Av MOUNT ELIZA 3930 (REI)

3



Price: \$1,425,000 Method: Private Sale Date: 01/02/2023 **Property Type: House** Land Size: 437 sqm approx **Agent Comments** 

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669





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