

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 \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,728,750

Property Type House

Suburb Mount Eliza

Period - From 01/01/2023

to

31/03/2023

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	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

James Crowder

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Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

March quarter 2023: \$1,728,750



3 2 2

Property Type: House

Land Size: 421 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

3 2 2

Price: \$1,425,000

Method: Private Sale

Date: 12/03/2023

Property Type: Unit

Land Size: 404 sqm approx



9 Wendy Av MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,425,000

Method: Private Sale

Date: 01/02/2023

Property Type: House

Land Size: 437 sqm approx

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