

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

8 BERKELEY COURT MOUNT ELIZA VIC 3930

Indicative selling price

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

Single Price

or range
between

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2023

to

31 Mar 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

2 MANCHELLE CLOSE FRANKSTON SOUTH VIC 3199	\$2,470,000	29-Feb-24
16 BRIAN COURT MOUNT ELIZA VIC 3930	\$2,325,000	12-Jan-24
153 OVERPORT ROAD FRANKSTON SOUTH VIC 3199	\$2,525,000	16-Mar-24

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: 10 April 2024



2 MANCHELLE CLOSE FRANKSTON SOUTH VIC 3199 Sold Price ^{RS} **\$2,470,000** Sold Date **29-Feb-24**

5 3 2

Distance **1.68km**



16 BRIAN COURT MOUNT ELIZA VIC 3930 Sold Price ^{RS} **\$2,325,000** ^{UN} Sold Date **12-Jan-24**

4 3 2

Distance **1.86km**



153 OVERPORT ROAD FRANKSTON SOUTH VIC 3199 Sold Price ^{RS} **\$2,525,000** Sold Date **16-Mar-24**

4 3 8

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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