

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

1/139-141 MOUNT ELIZA WAY 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Aug 2023

to

31 Jul 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

2/1 LEICESTER AVENUE MOUNT ELIZA VIC 3930	\$740,000	06-Jul-24
7/193-197 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$755,000	15-Jul-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: 19 August 2024



**2/1 LEICESTER AVENUE MOUNT
ELIZA VIC 3930**

 2  1  1

Sold Price

^{RS} **\$740,000**

Sold Date

06-Jul-24

Distance

0.06km



**7/193-197 MOUNT ELIZA WAY
MOUNT ELIZA VIC 3930**

 3  1  1

Sold Price

^{RS} **\$755,000**

Sold Date

15-Jul-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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