

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 BULOKE CLOSE 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jul 2021

to

30 Jun 2022

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

166 GRANT ROAD MOUNT ELIZA VIC 3930	\$1,980,000	13-Nov-21
10 SEA HAZE COURT MOUNT ELIZA VIC 3930	\$1,640,000	20-Feb-22
8 KILBIRNIE CLOSE MOUNT ELIZA VIC 3930	\$2,030,000	08-Mar-22

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.~~

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**166 GRANT ROAD MOUNT ELIZA
VIC 3930**

3 2 2

Sold Price **\$1,980,000** Sold Date **13-Nov-21**

Distance -



**10 SEA HAZE COURT MOUNT
ELIZA VIC 3930**

3 2 2

Sold Price **\$1,640,000** Sold Date **20-Feb-22**

Distance **0.44km**



**8 KILBIRNIE CLOSE MOUNT ELIZA
VIC 3930**

4 2 2

Sold Price ^{RS} **\$2,030,000** ^{UN} Sold Date **08-Mar-22**

Distance **0.3km**



**3 ATTUNGA WAY MOUNT ELIZA
VIC 3930**

5 3 2

Sold Price **\$2,075,000** Sold Date **13-Dec-21**

Distance -



**6 MARILLA CLOSE MOUNT ELIZA
VIC 3930**

4 2 3

Sold Price **\$2,420,000** Sold Date **06-Mar-22**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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