

# 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 25 WOORALLA DRIVE MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot 132, 133, 134	Range between	\$950,000	&	\$1,040,000
Lot 104, 105, 106, 107, 111, 112, 113, 115, 120, 122, 123, 124, 126, 127, 128, 131, 137		\$1,000,000	&	\$1,100,000
Lot 108, 109, 114, 117, 125, 129, 135, 136		\$1,100,000	&	\$1,200,000
Lot 103, 110, 116		\$1,200,000	&	\$1,300,000
Lot 102, 118, 121, 130		\$1,300,000	&	\$1,400,000

### Median sale price

Median price \$1,350,000

Property type LAND

Suburb MOUNT ELIZA

Period - From 1 Mar 2020

to

28 Feb 2021

Source CORELOGIC

### Comparable property sales

**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: 31/03/2021