

## 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

2 OLIVER COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,761,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2021

to

31 Oct 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

4 OLIVER COURT MOUNT ELIZA VIC 3930	\$2,450,000	05-Dec-21
3 MADDISON AVENUE MOUNT ELIZA VIC 3930	\$2,281,000	25-Nov-21
15 MADDISON AVENUE MOUNT ELIZA VIC 3930	\$1,930,000	21-Feb-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.~~

This Statement of Information was prepared on: 22 November 2022



**4 OLIVER COURT MOUNT ELIZA VIC 3930**

 4  3  2

Sold Price **\$2,450,000** Sold Date **05-Dec-21**

Distance **0.04km**



**3 MADDISON AVENUE MOUNT ELIZA VIC 3930**

 4  3  2

Sold Price **\$2,281,000** Sold Date **25-Nov-21**

Distance **0.13km**



**15 MADDISON AVENUE MOUNT ELIZA VIC 3930**

 4  2  2

Sold Price **\$1,930,000** Sold Date **21-Feb-22**

Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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