

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 JAMESBRAD 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

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,710,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jun 2022

to

31 May 2023

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 ALLISON ROAD MOUNT ELIZA VIC 3930	\$1,850,000	22-Mar-23
11 TAROONA CLOSE MOUNT ELIZA VIC 3930	-	29-May-23
10 BAREENA DRIVE MOUNT ELIZA VIC 3930	\$2,080,000	10-May-23

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: 16 June 2023



4 ALLISON ROAD MOUNT ELIZA VIC 3930

Sold Price

^{RS}

\$1,850,000

Sold Date

22-Mar-23



4



2



4

Distance

1.35km



11 TAROONA CLOSE MOUNT ELIZA VIC 3930

Sold Price

^{RS}

^{UN}

-

Sold Date

29-May-23



5



3



4

Distance

0.42km



10 BAREENA DRIVE MOUNT ELIZA VIC 3930

Sold Price

^{RS}

\$2,080,000

Sold Date

10-May-23



4



2



2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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