

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

Lot 132, 133	Single price	\$995,000
Lot 109, 112, 113, 115, 127, 128, 131		\$1,095,000
Lot 129, 137		\$1,145,000
Lot 126		\$1,175,000
Lot 114, 117, 135, 136		\$1,195,000
Lot 110, 130		\$1,295,000
Lot 118, 121		\$1,395,000

Median sale price

Median price \$1,450,000 Property type LAND Suburb MOUNT ELIZA

Period - From 1 Apr 2020 to 31 Mar 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: 29/04/2021