

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

3 Mein Place 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

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,517,500

Property type

House

Suburb

Mount Eliza

Period-from

01 Sep 2020

to

31 Aug 2021

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

| | | |
|--|-------------|-----------|
| 52 Millbank Drive Mount Eliza VIC 3930 | \$1,725,000 | 31-Mar-21 |
| 56 Millbank Drive Mount Eliza VIC 3930 | \$1,585,000 | 19-Mar-21 |
| 59 Bellbird Road Mount Eliza VIC 3930 | \$1,725,000 | 08-Aug-21 |

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: 08 September 2021

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**52 Millbank Drive Mount Eliza VIC 3930**Sold Price **\$1,725,000** Sold Date **31-Mar-21**

4
 2
 4

Distance **0.28km****56 Millbank Drive Mount Eliza VIC 3930**Sold Price **\$1,585,000** Sold Date **19-Mar-21**

5
 2
 5

Distance **0.33km****59 Bellbird Road Mount Eliza VIC 3930**Sold Price ^{RS} **\$1,725,000** Sold Date **08-Aug-21**

4
 2
 5

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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