

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

15 BAREENA DRIVE 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

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|---------------------------------------|-------------|-----------|
| 20 BAREENA DRIVE MOUNT ELIZA VIC 3930 | \$2,095,000 | 18-Oct-23 |
| 1 DARVELL LANE MOUNT ELIZA VIC 3930 | \$1,715,000 | 03-Nov-23 |
| 11 ARUNDEL COURT MOUNT ELIZA VIC 3930 | \$1,730,000 | 22-Nov-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: 23 February 2024

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CONDITIONS OF ENTRY

You must adhere to the following conditions of entry when viewing/entering a property:

- Everyone must wear a face mask. This can't be a face shield.
- Photos ID is required before an inspection with the electronic collection of your contact details.
- Do not enter the property if you are feeling unwell or have any cold or flu like symptoms.
- Do not touch anything inside the home.
- Ask one of our team members if you want something opened or turned on.
- Please maintain a distance of 1.5 metres from those around you.
- Do not shake hands with anyone.
- Hands must be sanitised before and after inspecting the property.
- If you need to sneeze or cough please do so into your elbow.

We thank you for your cooperation and consideration of others.

**20 BAREENA DRIVE MOUNT ELIZA
VIC 3930**

Sold Price **\$2,095,000** Sold Date **18-Oct-23**

4 3 2

Distance **0.26km**



**1 DARVELL LANE MOUNT ELIZA
VIC 3930**

Sold Price ^{RS} **\$1,715,000** Sold Date **03-Nov-23**

3 2 3

Distance **0.39km**



**11 ARUNDEL COURT MOUNT ELIZA
VIC 3930**

Sold Price ^{RS} **\$1,730,000** ^{UN} Sold Date **22-Nov-23**

4 2 2

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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