

## 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

29 LOWE STREET MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,250,000

&

\$2,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2023

to

29 Feb 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

2 MANCHELLE CLOSE FRANKSTON SOUTH VIC 3199	\$2,470,000	29-Feb-24
16 BRIAN COURT MOUNT ELIZA VIC 3930	\$2,325,000	12-Jan-24
13 BLAKE COURT MOUNT ELIZA VIC 3930	\$2,120,000	14-Dec-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.~~

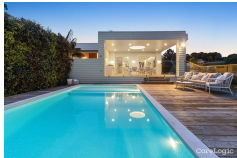
This Statement of Information was prepared on: 18 March 2024



**2 MANCHELLE CLOSE FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$2,470,000** Sold Date **29-Feb-24**

 5  3  2

Distance **1.97km**



**16 BRIAN COURT MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,325,000** <sup>UN</sup> Sold Date **12-Jan-24**

 4  3  2

Distance **1.47km**



**13 BLAKE COURT MOUNT ELIZA VIC 3930** Sold Price **\$2,120,000** Sold Date **14-Dec-23**

 5  2  2

Distance **0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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