

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

2/5 ACUNHA STREET 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Mar 2022

to

28 Feb 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

2/20 BAMBRA STREET MOUNT ELIZA VIC 3930	\$870,000	08-Nov-22
1257 NEPEAN HIGHWAY MOUNT ELIZA VIC 3930	\$800,000	22-Dec-22

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 March 2023



**2/20 BAMBRA STREET MOUNT
ELIZA VIC 3930**

2 1 1

Sold Price **\$870,000** Sold Date **08-Nov-22**

Distance **0.94km**



**1257 NEPEAN HIGHWAY MOUNT
ELIZA VIC 3930**

3 2 3

Sold Price ^{RS} **\$800,000** Sold Date **22-Dec-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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