

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

2/3-5 LEICESTER AVENUE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Sep 2023

to

31 Aug 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

7/137 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$590,000	29-May-24
8/121-123 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$570,000	30-Mar-24
3/165 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$567,000	17-Apr-24

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 September 2024



**7/137 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

2 2 1

Sold Price

\$590,000

Sold Date

29-May-24

Distance

0.06km



**8/121-123 MOUNT ELIZA WAY
MOUNT ELIZA VIC 3930**

2 1 1

Sold Price

\$570,000

Sold Date

30-Mar-24

Distance

0.24km



**3/165 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

2 1 1

Sold Price

\$567,000

Sold Date

17-Apr-24

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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