

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

3/30 Warana Way 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,573,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2020

to

30 Sep 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

4 Wendy Avenue Mount Eliza VIC 3930	\$740,000	23-Apr-21
2/153 Mount Eliza Way Mount Eliza VIC 3930	\$830,000	04-Jul-21
1/4 Leicester Avenue Mount Eliza VIC 3930	\$860,000	15-Jul-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: 07 October 2021

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4 Wendy Avenue Mount Eliza VIC 3930

Sold Price

\$740,000

Sold Date

23-Apr-21

3 2 1

Distance

0.33km



2/153 Mount Eliza Way Mount Eliza VIC 3930

Sold Price

\$830,000

Sold Date

04-Jul-21

2 1 1

Distance

0.37km



1/4 Leicester Avenue Mount Eliza VIC 3930

Sold Price

\$860,000

Sold Date

15-Jul-21

2 2 1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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