

## 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

7 NUVILLE COURT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2023

to

31 Mar 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

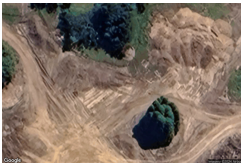
|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 5 DENDRON PLACE MOUNT ELIZA VIC 3930  | \$1,085,000 | 11-Dec-23 |
| 12 DENDRON PLACE MOUNT ELIZA VIC 3930 | \$1,150,000 | 20-Dec-23 |
|                                       |             |           |

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: 09 April 2024

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5 DENDRON PLACE MOUNT ELIZA VIC 3930 Sold Price \$1,085,000 Sold Date 11-Dec-23  
Distance 0.59km

Icon - Icon - Icon -



12 DENDRON PLACE MOUNT ELIZA VIC 3930 Sold Price \$1,150,000 Sold Date 20-Dec-23  
Distance 0.72km

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RS = Recent sale UN = Undisclosed Sale

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