

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

6/4-8 KENAUD 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Nov 2023

to

31 Oct 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

3/139-141 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$640,000	03-Feb-24
1/139-141 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$680,000	09-Sep-24
7/193-197 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$755,000	15-Jul-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: 15 November 2024

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**3/139-141 MOUNT ELIZA WAY
MOUNT ELIZA VIC 3930**

2 1 1

Sold Price **\$640,000** Sold Date **03-Feb-24**

Distance **0.07km**



**1/139-141 MOUNT ELIZA WAY
MOUNT ELIZA VIC 3930**

3 1 1

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **09-Sep-24**

Distance **0.09km**



**7/193-197 MOUNT ELIZA WAY
MOUNT ELIZA VIC 3930**

2 1 1

Sold Price **\$755,000** Sold Date **15-Jul-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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