

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 VILLAGE LANE 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

\$1,295,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

Business

Suburb

Mount Eliza

Period-from

01 Jul 2021

to

30 Jun 2022

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 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930	\$1,452,500	25-Nov-21
98 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$2,200,000	07-Dec-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: 12 July 2022



**5 OLD MORNINGTON ROAD
 MOUNT ELIZA VIC 3930**

 6  1  10

Sold Price **\$1,452,500** Sold Date **25-Nov-21**

Distance **0.14km**



**98 MOUNT ELIZA WAY MOUNT
 ELIZA VIC 3930**

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Sold Price **\$2,200,000** Sold Date **07-Dec-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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