

## 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

1/23 BADEN POWELL PLACE 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

\$850,000

&

\$930,000

### 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

4/1 BADEN POWELL PLACE MOUNT ELIZA VIC 3930	\$830,000	29-Mar-24
5/105 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$855,000	23-Apr-24
2/18 CLARKESTOWN AVENUE MOUNT ELIZA VIC 3930	\$885,000	27-Jun-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: 12 September 2024



**4/1 BADEN POWELL PLACE  
MOUNT ELIZA VIC 3930**

2 1 2

Sold Price **\$830,000** Sold Date **29-Mar-24**

Distance **0.21km**



**5/105 CANADIAN BAY ROAD  
MOUNT ELIZA VIC 3930**

2 2 2

Sold Price **\$855,000** Sold Date **23-Apr-24**

Distance **0.24km**



**2/18 CLARKESTOWN AVENUE  
MOUNT ELIZA VIC 3930**

3 2 2

Sold Price **\$885,000** Sold Date **27-Jun-24**

Distance **0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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