

## 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 ELIZA TERRACE 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

\$1,995,000

&

\$2,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

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

8 GULLS WAY FRANKSTON SOUTH VIC 3199	\$2,200,000	22-Apr-24
94 HUMPHRIES ROAD MOUNT ELIZA VIC 3930	\$2,100,000	28-May-24
24 BRIGHT CRESCENT MOUNT ELIZA VIC 3930	\$2,270,000	13-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: 19 September 2024



**8 GULLS WAY FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$2,200,000** Sold Date **22-Apr-24**

4 3 2

Distance **0.57km**



**94 HUMPHRIES ROAD MOUNT ELIZA VIC 3930** Sold Price **\$2,100,000** Sold Date **28-May-24**

5 4 4

Distance **1.87km**



**24 BRIGHT CRESCENT MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,270,000** <sup>UN</sup> Sold Date **13-Jul-24**

4 3 4

Distance **1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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