

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 VUE ROAD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,725,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2022

to

31 Mar 2023

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

125 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199	\$1,015,000	10-Feb-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.

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**125 FLEETWOOD CRESCENT
FRANKSTON SOUTH VIC 3199** 4  1  1Sold Price ^{RS} **\$1,015,000** Sold Date **10-Feb-23**Distance **0.55km****RS** = Recent sale**UN** = Undisclosed Sale

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