

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

4/1-3 Betty 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

\$485,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Apr 2020

to

31 Mar 2021

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

10/21-23 Williams Street Frankston VIC 3199	\$495,000	31-Oct-20
2/18 Nolan Street Frankston VIC 3199	\$512,500	30-Nov-20
5/40 High Street Frankston VIC 3199	\$480,000	03-Jan-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: 15 April 2021



10/21-23 Williams Street Frankston VIC 3199

 2  1  1

Sold Price

\$495,000

Sold Date

31-Oct-20

Distance

4.68km



2/18 Nolan Street Frankston VIC 3199

 2  1  1

Sold Price

\$512,500

Sold Date

30-Nov-20

Distance

4.77km



5/40 High Street Frankston VIC 3199

 2  1  1

Sold Price

\$480,000

Sold Date

03-Jan-21

Distance

4.93km

RS = Recent sale

UN = Undisclosed Sale

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