

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 BLAKE COURT 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

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2021

to

30 Sep 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

1 CUMMINS LANE MOUNT ELIZA VIC 3930	\$1,920,000	26-Aug-22
10 MULGRA STREET FRANKSTON SOUTH VIC 3199	\$1,940,000	26-Jul-22
2 LEINDAN COURT MOUNT ELIZA VIC 3930	\$2,000,000	05-Apr-22

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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**1 CUMMINS LANE MOUNT ELIZA
VIC 3930**

5 2 2

Sold Price ^{RS} **\$1,920,000** Sold Date **26-Aug-22**

Distance **0.4km**



**10 MULGRA STREET FRANKSTON
SOUTH VIC 3199**

6 3 2

Sold Price **\$1,940,000** Sold Date **26-Jul-22**

Distance **0.96km**



**2 LEINDAN COURT MOUNT ELIZA
VIC 3930**

4 2 2

Sold Price **\$2,000,000** Sold Date **05-Apr-22**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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