

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

2/11 PETREL CLOSE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Sep 2022

to

31 Aug 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

8 CORMORANT PLACE MOUNT ELIZA VIC 3930	\$1,100,000	03-Mar-23
40 GRICE AVENUE MOUNT ELIZA VIC 3930	\$910,000	02-Mar-23
9 CONWAY STREET MOUNT ELIZA VIC 3930	\$1,205,000	01-Apr-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.~~

This Statement of Information was prepared on: 01 September 2023

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8 CORMORANT PLACE MOUNT ELIZA VIC 3930

2 3 2

Sold Price **\$1,100,000** Sold Date **03-Mar-23**

Distance **0.39km**



40 GRICE AVENUE MOUNT ELIZA VIC 3930

3 1 2

Sold Price **\$910,000** Sold Date **02-Mar-23**

Distance **0.43km**



9 CONWAY STREET MOUNT ELIZA VIC 3930

3 2 2

Sold Price **\$1,205,000** Sold Date **01-Apr-23**

Distance **0.45km**

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

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