

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

6/5 WENDY 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

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

1/5 BETTY AVENUE MOUNT ELIZA VIC 3930	610000	27-Mar-23
4/125 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	580000	14-Feb-23
2/19 COONARA AVENUE MOUNT ELIZA VIC 3930	655000	05-Nov-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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**NBANETWORK**

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**1/5 BETTY AVENUE MOUNT ELIZA
VIC 3930**

Sold Price

^{RS}**610000**

Sold Date

27-Mar-23

2

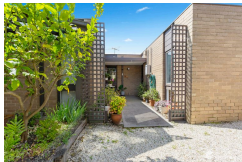


1



1

Distance

0.32km**4/125 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

Sold Price

^{RS}**580000**

Sold Date

14-Feb-23

2



1



1

Distance

0.35km**2/19 COONARA AVENUE MOUNT
ELIZA VIC 3930**

Sold Price

655000

Sold Date

05-Nov-22

2



1



1

Distance

0.44km**RS** = Recent sale**UN** = Undisclosed Sale

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