

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

245 CANADIAN BAY 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

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2022

to

31 Jan 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

62 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930	\$2,425,000	25-Aug-22
33 ALLISON ROAD MOUNT ELIZA VIC 3930	\$2,450,000	02-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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Kelsi Culhane

M 0438411725

E kelsi@mcewingpartners.com



62 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930

Sold Price

\$2,425,000

Sold Date

25-Aug-22



4



2



2

Distance

1.51km



33 ALLISON ROAD MOUNT ELIZA VIC 3930

Sold Price

^{RS} **\$2,450,000** ^{UN}

Sold Date

02-Nov-22



5



3



4

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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