

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

3 VALLEY 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,704,100

Property type

House

Suburb

Mount Eliza

Period-from

01 Jun 2021

to

31 May 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

2 BURONG COURT MOUNT ELIZA VIC 3930	\$1,401,000	08-Dec-21
5 BONITO STREET MOUNT ELIZA VIC 3930	\$1,500,000	07-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.

This Statement of Information was prepared on: 03 June 2022



**2 BURONG COURT MOUNT ELIZA
VIC 3930**

Sold Price

\$1,401,000

Sold Date

08-Dec-21



4



2



2

Distance

0.75km



**5 BONITO STREET MOUNT ELIZA
VIC 3930**

Sold Price

\$1,500,000

Sold Date

07-Apr-22



3



2



2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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