

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

1/154 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Jun 2020

to

31 May 2021

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

6/125 Mount Eliza Way Mount Eliza VIC 3930	\$570,000	23-Apr-21
1/121-123 Mount Eliza Way Mount Eliza VIC 3930	\$530,000	08-Apr-21
3/125 Mount Eliza Way Mount Eliza VIC 3930	\$554,999	29-Jan-21

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: 16 June 2021



6/125 Mount Eliza Way Mount Eliza VIC 3930

Sold Price

^{RS} **\$570,000** Sold Date **23-Apr-21**

 2  1  1

Distance **0.04km**



1/121-123 Mount Eliza Way Mount Eliza VIC 3930

Sold Price

^{RS} **\$530,000** Sold Date **08-Apr-21**

 2  1  1

Distance **0.07km**



3/125 Mount Eliza Way Mount Eliza VIC 3930

Sold Price

\$554,999 Sold Date **29-Jan-21**

 2  1  1

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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