

## 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

23 McGown Road Mount Eliza VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 44 Walkers Road Mount Eliza VIC 3930 | \$1,450,000 | 13-Nov-19 |
| 9 Meadow Lane Mount Eliza VIC 3930   | \$2,057,000 | 15-Oct-19 |
| 2 Taroona Close Mount Eliza VIC 3930 | \$1,155,000 | 24-Feb-20 |

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: 18 March 2020

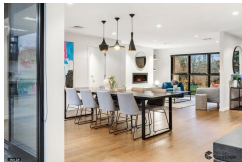


**44 Walkers Road Mount Eliza VIC 3930**

5 3 2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **13-Nov-19**

Distance **0.74km**



**9 Meadow Lane Mount Eliza VIC 3930**

6 4 4

Sold Price **\$2,057,000** Sold Date **15-Oct-19**

Distance **0.77km**



**2 Taroona Close Mount Eliza VIC 3930**

4 2 2

Sold Price <sup>RS</sup> **\$1,155,000** <sup>UN</sup> Sold Date **24-Feb-20**

Distance **0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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