

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

5/193-197 MOUNT ELIZA WAY 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Jan 2023

to

31 Dec 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

2/4-6 CLARKESTOWN AVENUE MOUNT ELIZA VIC 3930	\$803,000	06-Apr-23
2/16 CLARKESTOWN AVENUE MOUNT ELIZA VIC 3930	\$832,000	08-Feb-23
2/9 DALSTEN GROVE MOUNT ELIZA VIC 3930	\$750,000	29-Nov-23

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: 10 January 2024



**2/4-6 CLARKESTOWN AVENUE
MOUNT ELIZA VIC 3930**

 2  1  1

Sold Price **\$803,000** Sold Date **06-Apr-23**

Distance **0.92km**



**2/16 CLARKESTOWN AVENUE
MOUNT ELIZA VIC 3930**

 3  2  1

Sold Price **\$832,000** Sold Date **08-Feb-23**

Distance **0.97km**



**2/9 DALSTEN GROVE MOUNT
ELIZA VIC 3930**

 2  1  1

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **29-Nov-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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