

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

6/33 Baden Powell Place 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Feb 2021

to

31 Jan 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

3/2 Spero Avenue Mount Eliza VIC 3930	\$910,000	14-Jan-22
8/7 Spero Avenue Mount Eliza VIC 3930	\$1,090,000	11-Dec-21
164A Canadian Bay Road Mount Eliza VIC 3930	\$1,170,000	08-Feb-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: 21 February 2022



3/2 Spero Avenue Mount Eliza VIC 3930

Sold Price

\$910,000

Sold Date

14-Jan-22

3 - 1

Distance

0.19km



8/7 Spero Avenue Mount Eliza VIC 3930

Sold Price

^{RS} **\$1,090,000**

Sold Date

11-Dec-21

3 2 2

Distance

0.19km



164A Canadian Bay Road Mount Eliza VIC 3930

Sold Price

^{RS} **\$1,170,000**

Sold Date

08-Feb-22

3 2 2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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