

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

16/109 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Aug 2023

to

31 Jul 2024

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

4/1 BADEN POWELL PLACE MOUNT ELIZA VIC 3930	\$830,000	29-Mar-24
10/109 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$885,000	12-Mar-24
5/105 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$855,000	23-Apr-24

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 August 2024



**4/1 BADEN POWELL PLACE
MOUNT ELIZA VIC 3930**

 2  1  2

Sold Price **\$830,000** Sold Date **29-Mar-24**

Distance **0.06km**



**10/109 CANADIAN BAY ROAD
MOUNT ELIZA VIC 3930**

 2  2  1

Sold Price **\$885,000** Sold Date **12-Mar-24**

Distance **0.07km**



**5/105 CANADIAN BAY ROAD
MOUNT ELIZA VIC 3930**

 2  2  2

Sold Price ^{RS} **\$855,000** Sold Date **23-Apr-24**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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