

## 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

42 Erang Drive 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

\$1,850,000

&

\$2,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2020

to

30 Sep 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 31 Gillards Road Mount Eliza VIC 3930  | \$1,897,000 | 11-Aug-21 |
| 2 Lorrimore Close Mount Eliza VIC 3930 | \$2,030,000 | 08-Apr-21 |
| 105 Bellbird Road Mount Eliza VIC 3930 | \$2,155,000 | 04-Aug-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: 26 October 2021



**31 Gillards Road Mount Eliza VIC 3930**

 5  3  2

Sold Price

<sup>RS</sup>

**\$1,897,000**

Sold Date

**11-Aug-21**

Distance

**0.64km**



**2 Lorrimore Close Mount Eliza VIC 3930**

 5  3  2

Sold Price

**\$2,030,000**

Sold Date

**08-Apr-21**

Distance

**1.79km**



**105 Bellbird Road Mount Eliza VIC 3930**

 5  3  2

Sold Price

**\$2,155,000**

Sold Date

**04-Aug-21**

Distance

**2.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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