

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

4/154 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Mar 2022

to

28 Feb 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

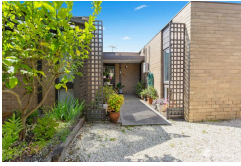
Date of sale

4/125 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$580,000	14-Feb-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: 28 March 2023



**4/125 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

Sold Price

^{RS} **\$580,000**

Sold Date

14-Feb-23

 2

 1

 1

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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