

## 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

5/45 GRICE AVENUE MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Oct 2023

to

30 Sep 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

5/1-3 WENDY AVENUE MOUNT ELIZA VIC 3930	\$430,000	17-May-24
6/3-5 LEICESTER AVENUE MOUNT ELIZA VIC 3930	\$482,000	25-Sep-24
9/168 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$402,000	11-May-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: 03 October 2024

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## 5/1-3 WENDY AVENUE MOUNT ELIZA VIC 3930

2 1 1

Sold Price

**\$430,000**

Sold Date **17-May-24**

Distance **1.24km**



## 6/3-5 LEICESTER AVENUE MOUNT ELIZA VIC 3930

2 1 1

Sold Price

<sup>RS</sup> **\$482,000** <sup>UN</sup>

Sold Date **25-Sep-24**

Distance **1.34km**



## 9/168 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930

1 1 1

Sold Price

**\$402,000**

Sold Date **11-May-24**

Distance **1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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