

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

8/2 COONARA AVENUE 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

\$560,000

&

\$610,000

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

5/2 COONARA AVENUE MOUNT ELIZA VIC 3930	\$650,000	23-May-22
6/1-3 BETTY AVENUE MOUNT ELIZA VIC 3930	\$580,000	09-Jul-22
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: 29 March 2023

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5/2 COONARA AVENUE MOUNT ELIZA VIC 3930

2 1 1

Sold Price **\$650,000** Sold Date **23-May-22**

Distance **0.03km**

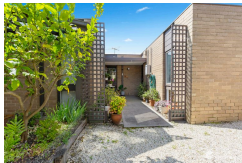


6/1-3 BETTY AVENUE MOUNT ELIZA VIC 3930

2 1 1

Sold Price **\$580,000** Sold Date **09-Jul-22**

Distance **0.9km**



4/125 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930

2 1 1

Sold Price ^{RS} **\$580,000** Sold Date **14-Feb-23**

Distance **0.92km**

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

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