

## 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

21 Dolphin Street 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

\$915,000

&

\$985,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2018

to

31 Oct 2019

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

|   |             |           |
|---|-------------|-----------|
| 13 Dueran Street Mount Eliza VIC 3930   | \$940,000   | 20-Aug-19 |
| 74 Beluga Street Mount Eliza VIC 3930   | \$965,000   | 18-Oct-19 |
| 26 Bethanga Street Mount Eliza VIC 3930 | \$1,075,000 | 17-May-19 |

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: 07 November 2019



**13 Dueran Street Mount Eliza VIC 3930**

Sold Price

**\$940,000**

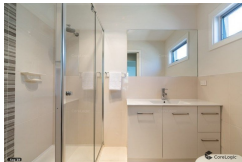
Sold Date

**20-Aug-19**

 4  2  1

Distance

**0.52km**



**74 Beluga Street Mount Eliza VIC 3930**

Sold Price

<sup>RS</sup> **\$965,000** <sup>UN</sup>

Sold Date

**18-Oct-19**

 3  2  2

Distance

**0.64km**



**26 Bethanga Street Mount Eliza VIC 3930**

Sold Price

**\$1,075,000**

Sold Date

**17-May-19**

 3  2  2

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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