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

27 OCEAN GROVE 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 rang betwee		\$1,300,000	&	\$1,430,000
Median sale price (*Delete house or unit as app	plicable)						
Median Price	\$1,630,000	Prop	erty type		House	Suburb	Mount Eliza
Period-from	01 Sep 2023	to	31 Aug 2	024	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	
42A COLSTAN COURT MOUNT ELIZA VIC 3930	\$1,425,000	25-Jun-24	
13 WIMBORNE AVENUE MOUNT ELIZA VIC 3930	\$1,425,000	17-Jun-24	
166 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$1,550,000	14-Jun-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: 20 September 2024



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Element estate

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42A COLSTAN COURT MOUNT ELIZA VIC 3930

a 2

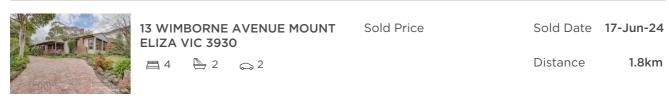
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Sold Price \$1,425,000 Sold Date 25-Jun-24

Distance 1.54km

Notes from your agent Internal living: 18 squares



Notes from your agent Internal living: 23.8 squares

Image: Solution of the system166 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930Sold Price\$1,550,000Sold Date14-Jun-24Image: Solution of the systemImage: Solution o

Notes from your agent Internal living: 19 squares

RS = Recent sale UN = Undisclosed Sale

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