# 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

7 RIVIERA CLOSE MOUNT ELIZA VIC 3930
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#### 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	&	\$1,350,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,650,000	Prop	erty type	House		Suburb	Mount Eliza	
Period-from	01 Jan 2023	to	31 Dec 2	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
73 VOLITANS AVENUE MOUNT ELIZA VIC 3930	\$1,350,000	01-Dec-23
25 MOHILLA STREET MOUNT ELIZA VIC 3930	\$1,300,000	08-Nov-23
1 KILBIRNIE CLOSE MOUNT ELIZA VIC 3930	\$1,320,000	06-Apr-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: 02 January 2024



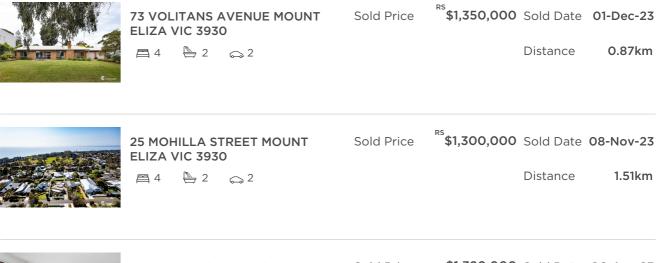
consumer.vic.gov.au



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1 KILBI VIC 39		OSE MOUNT ELIZA	Sold Price	\$1,320,000	Sold Date	06-Apr-23
昌 2	2 🚔	⇔ 2			Distance	0.4km

#### RS = Recent sale UN = Undisclosed Sale

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