

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

3 WILLIAMS ROAD 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

\$3,300,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jul 2021

to

30 Jun 2022

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

9 TI-TREE LANE MOUNT ELIZA VIC 3930	\$3,500,000	03-Mar-22
105 BADEN POWELL DRIVE MOUNT ELIZA VIC 3930	\$3,250,000	15-Feb-22
21-23 RAVENSCOURT CRESCENT MOUNT ELIZA VIC 3930	\$3,450,000	18-Feb-22

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.~~

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9 TI-TREE LANE MOUNT ELIZA VIC 3930 Sold Price ^{RS} **\$3,500,000** ^{UN} Sold Date **03-Mar-22**
 4 3 2 Distance **0.21km**



105 BADEN POWELL DRIVE MOUNT ELIZA VIC 3930 Sold Price **\$3,250,000** Sold Date **15-Feb-22**
 6 3 2 Distance **0.55km**



21-23 RAVENSCOURT CRESCENT MOUNT ELIZA VIC 3930 Sold Price **\$3,450,000** Sold Date **18-Feb-22**
 5 4 3 Distance **1.04km**

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

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