

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 ROSSERDALE CRESCENT 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2023

to

31 Oct 2024

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

3A GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930	\$3,250,000	13-Sep-24
35 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930	\$3,000,000	29-Aug-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: 06 November 2024



**3A GLEN SHIAN CRESCENT
MOUNT ELIZA VIC 3930**

 4  2  -

Sold Price ^{RS} **\$3,250,000** Sold Date **13-Sep-24**

Distance **0.55km**



**35 WIMBLEDON AVENUE MOUNT
ELIZA VIC 3930**

 4  2  -

Sold Price ^{RS} **\$3,000,000** Sold Date **29-Aug-24**

Distance **0.43km**

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

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