

## 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

2 JAN COURT 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

\$2,200,000

&

\$2,420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jan 2024

to

31 Dec 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

8 PARKLAND CLOSE FRANKSTON SOUTH VIC 3199	\$2,350,000	14-Nov-24
117 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	\$2,430,000	08-Sep-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: 10 January 2025



**8 PARKLAND CLOSE FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$2,350,000** <sup>UN</sup> Sold Date **14-Nov-24**

 5  2  2

Distance **1.81km**



**117 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$2,430,000** <sup>UN</sup> Sold Date **08-Sep-24**

 5  2  3

Distance **1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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