

STATEMENT OF INFORMATION

126 BELLBIRD ROAD, MOUNT ELIZA, VIC 3930 PREPARED BY JOHN MERCHAN, IMPACT REALTY GROUP, PHONE: 0434 114 280

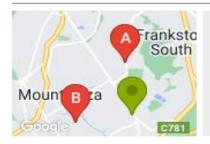
impact REALTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,525,000

01 January 2024 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



Distance from Property: 1.5km

This report has been compiled on 27/08/2024 by Impact Realty Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

126 BELLBIRD ROAD, MOUNT ELIZA, VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$2,000,000 to \$2,200,000

Median sale price

Median price	\$1,525,000	Property type	House	Suburb	MOUNT ELIZA
Period	01 January 2024 to 30 June 2024		Source	pricefinder	

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
144 OVERPORT RD, FRANKSTON SOUTH, VIC 3199	*\$2,200,000	18/03/2024
13 RYLSTON CRT, MOUNT ELIZA, VIC 3930	\$2,015,000	10/04/2024

This Statement of Information was prepared on: 2



