

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 SALLY CLOSE 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,761,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Nov 2021

to

31 Oct 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

111 WOORALLA DRIVE MOUNT ELIZA VIC 3930	\$2,020,000	24-Jul-22
49-51 SUMMERHILL CRESCENT MOUNT ELIZA VIC 3930	\$2,065,000	15-Jun-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.

This Statement of Information was prepared on: 18 November 2022


**111 WOORALLA DRIVE MOUNT
ELIZA VIC 3930**
 4  2  4

Sold Price **\$2,020,000** Sold Date **24-Jul-22**

Distance **0.88km**

**49-51 SUMMERHILL CRESCENT
MOUNT ELIZA VIC 3930**
 4  3  3

Sold Price **\$2,065,000** Sold Date **15-Jun-22**

Distance **0.97km**
RS = Recent sale

UN = Undisclosed Sale

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