

## 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

9A TI-TREE LANE 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

\$4,800,000

&

\$5,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

Other

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

13 GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930	\$4,950,000	18-Jul-24
13A GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930	\$5,000,000	26-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: 12 November 2024



**13 GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$4,950,000** <sup>UN</sup> Sold Date **18-Jul-24**

 5  3  2

Distance **0.94km**



**13A GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$5,000,000** Sold Date **26-Aug-24**

 4  3  2

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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