

## 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

15 DENDRON PLACE MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

Land

Suburb

Mount Eliza

Period-from

01 Jul 2023

to

30 Jun 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

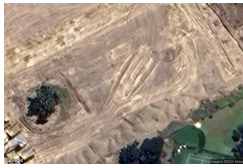
Date of sale

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 12 DENDRON PLACE MOUNT ELIZA VIC 3930 | \$1,150,000 | 20-Dec-23 |
| 5 DENDRON PLACE MOUNT ELIZA VIC 3930  | \$1,085,000 | 11-Dec-23 |
| 1 DENDRON PLACE MOUNT ELIZA VIC 3930  | \$1,130,000 | 11-Apr-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: 17 July 2024



**12 DENDRON PLACE MOUNT ELIZA VIC 3930** Sold Price **\$1,150,000** Sold Date **20-Dec-23**

- - -

Distance **0.08km**



**5 DENDRON PLACE MOUNT ELIZA VIC 3930** Sold Price **\$1,085,000** Sold Date **11-Dec-23**

- - -

Distance **0.1km**



**1 DENDRON PLACE MOUNT ELIZA VIC 3930** Sold Price **\$1,130,000** Sold Date **11-Apr-24**

- - -

Distance **0.16km**

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

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