

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/13-15 CLARKESTOWN AVENUE 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,375

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/5 BETTY AVENUE MOUNT ELIZA VIC 3930	\$725,000	10-Nov-21
3/121-123 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$550,000	07-Sep-21
1/154 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$660,000	01-Jul-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 January 2022

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**2/5 BETTY AVENUE MOUNT ELIZA
VIC 3930**

Sold Price

^{RS} **\$725,000**

Sold Date

10-Nov-21

2

1

1

Distance

0.3km



**3/121-123 MOUNT ELIZA WAY
MOUNT ELIZA VIC 3930**

Sold Price

\$550,000

Sold Date

07-Sep-21

2

1

1

Distance

0.3km



CONDITIONS OF ENTRY
Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

Open for inspections are now permitted for sale and rental properties.
At an open for inspection there is a density quotient of 1 person per 4 sqm.

**1/154 CANADIAN BAY ROAD
MOUNT ELIZA VIC 3930**

Sold Price

\$660,000

Sold Date

01-Jul-21

2

1

1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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