

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

63 AUTUMN CRESCENT 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

\$1,320,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2024

to

31 Mar 2025

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

11 BAMBRA STREET MOUNT ELIZA VIC 3930	\$1,351,000	19-Dec-24
47-49 BANOOL CRESCENT MOUNT ELIZA VIC 3930	\$1,565,000	13-Dec-24
60-62 CLAREMONT STREET MOUNT ELIZA VIC 3930	\$1,600,000	23-Nov-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: 16 April 2025



**11 BAMBRA STREET MOUNT ELIZA
VIC 3930**

4 2 1

Sold Price

\$1,351,000

Sold Date

19-Dec-24

Distance

1.32km



**47-49 BANOOL CRESCENT MOUNT
ELIZA VIC 3930**

3 2 2

Sold Price

\$1,565,000

Sold Date

13-Dec-24

Distance

0.44km



**60-62 CLAREMONT STREET
MOUNT ELIZA VIC 3930**

4 2 2

Sold Price

\$1,600,000

Sold Date

23-Nov-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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