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	3/125 Mount Eliza Way 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	$650,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,500	Property type	Unit	Suburb	Mount Eliza
Period-from	01 Jan 2021	to	31 Dec 2021	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
3/154 Canadian Bay Road Mount Eliza VIC 3930	$660,000	04-Nov-21
3/121-123 Mount Eliza Way Mount Eliza VIC 3930	$550,000	07-Sep-21
4/12-14 Clarkestown Avenue Mount Eliza VIC 3930	$854,000	10-Oct-21

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: 19 January 2022

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3/154 Canadian Bay Road Mount Eliza VIC 3930

2 1 1

Sold Price RS **$660,000** Sold Date **04-Nov-21**

Distance **0.04km**



3/121-123 Mount Eliza Way Mount Eliza VIC 3930

2 1 1

Sold Price **$550,000** Sold Date **07-Sep-21**

Distance **0.04km**



4/12-14 Clarkestown Avenue Mount Eliza VIC 3930

2 1 1

Sold Price **$854,000** Sold Date **10-Oct-21**

Distance **0.23km**

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

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