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	49-51 SUMMERHILL 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	$1,950,000	&	$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,704,100	Property type	House	Suburb	Mount Eliza
Period-from	01 Jun 2021	to	31 May 2022	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
18 BANOOL CRESCENT MOUNT ELIZA VIC 3930	$2,050,000	10-May-22
8 KILBIRNIE CLOSE MOUNT ELIZA VIC 3930	$2,030,000	08-Mar-22

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: 03 June 2022

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18 BANOOL CRESCENT MOUNT ELIZA VIC 3930

5 3 2

Sold Price RS **$2,050,000** Sold Date **10-May-22**

Distance **0.38km**



8 KILBIRNIE CLOSE MOUNT ELIZA VIC 3930

4 2 2

Sold Price RS **$2,030,000** UN Sold Date **08-Mar-22**

Distance **1.28km**

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

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