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	129 BELLBIRD ROAD 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	$1,500,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,750,000	Property type	House	Suburb	Mount Eliza
Period-from	01 Aug 2021	to	31 Jul 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
49 TWO BAYS ROAD MOUNT ELIZA VIC 3930	$1,700,000	02-Jun-22
4 JAN COURT MOUNT ELIZA VIC 3930	$1,600,000	06-Jul-22
18 ALVERSTONE GROVE MOUNT ELIZA VIC 3930	$1,650,000	29-May-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: 9 August 2022

RT Edgar

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49 TWO BAYS ROAD MOUNT ELIZA VIC 3930

4 2 2

Sold Price RS $1,700,000 UN

Sold Date 02-Jun-22

Distance 0.9km



4 JAN COURT MOUNT ELIZA VIC 3930

4 2 2

Sold Price RS $1,600,000

Sold Date 06-Jul-22

Distance 0.99km



18 ALVERSTONE GROVE MOUNT ELIZA VIC 3930

3 2 -

Sold Price RS $1,650,000

Sold Date 29-May-22

Distance 1.25km

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

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