

# 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

1/202 Mount Eliza Way, Mount Eliza Vic 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Mount Eliza

Period - From

01/04/2023

to

31/03/2024

Source

REIV

### 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 six 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
1	204 Mount Eliza Way MOUNT ELIZA 3930	\$1,200,000	24/03/2024
2	4/100-102 Wimborne Av MOUNT ELIZA 3930	\$1,115,000	28/03/2024
3			

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 six months.

This Statement of Information was prepared on:

14/06/2024 10:47



3 2 2

**Property Type:** Unit  
**Land Size:** 676 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending March 2024: \$1,650,000

## Comparable Properties



**204 Mount Eliza Way MOUNT ELIZA 3930 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 24/03/2024  
**Property Type:** House  
**Land Size:** 942 sqm approx



**4/100-102 Wimborne Av MOUNT ELIZA 3930 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 416 sqm approx

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 six months.

**Account - Marshall White | P: 03 9822 9999**



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