

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

12 Nunga Court, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000 & \$2,100,000

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	94 Humphries Rd MOUNT ELIZA 3930	\$2,100,000	28/05/2024
2	13 Rylston Ct MOUNT ELIZA 3930	\$2,015,000	27/03/2024
3	257B Humphries Rd FRANKSTON SOUTH 3199	\$2,000,000	02/05/2024

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:

20/06/2024 12:02



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending March 2024: \$1,650,000

Comparable Properties



94 Humphries Rd MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 28/05/2024

Property Type: House



13 Rylston Ct MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$2,015,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 2733 sqm approx



257B Humphries Rd FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 02/05/2024

Property Type: House

Land Size: 3898 sqm approx

Account - Marshall White | P: 03 9822 9999