

## 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

13 CAMERON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,500,000

&

\$2,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2023

to

30 Apr 2024

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

5 SALLY CLOSE MOUNT ELIZA VIC 3930	\$2,600,000	10-Feb-24
33 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930	\$2,750,000	13-Feb-24

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: 24 May 2024



**5 SALLY CLOSE MOUNT ELIZA VIC 3930**

4 2 2

Sold Price

**\$2,600,000**

Sold Date

**10-Feb-24**

Distance

**0.58km**



**33 WIMBLEDON AVENUE MOUNT ELIZA VIC 3930**

4 3 4

Sold Price

<sup>RS</sup> **\$2,750,000** <sup>UN</sup>

Sold Date

**13-Feb-24**

Distance

**2.89km**

RS = Recent sale

UN = Undisclosed Sale

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