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

1336 NEPEAN HIGHWAY 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	\$1,250,000	&	\$1,375,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,650,000	Prope	erty type	House		Suburb	Mount Eliza
Period-from	01 May 2023	to	30 Apr 2	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.

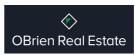
Address of comparable property	Price	Date of sale
3 VALLEY COURT MOUNT ELIZA VIC 3930	\$1,412,000	08-Feb-24
33 MOUNTAIN VIEW ROAD MOUNT ELIZA VIC 3930	\$1,300,000	15-Feb-24

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: 28 May 2024





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3 VALLEY COURT MOUNT ELIZA VIC 3930

Sold Price

\$1,412,000 Sold Date 08-Feb-24

Distance

0.42km



33 MOUNTAIN VIEW ROAD MOUNT Sold Price

\$1,300,000 Sold Date **15-Feb-24**

Distance

1.44km

ELIZA VIC 3930

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UN = Undisclosed Sale

RS = Recent sale

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