

## 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

146 WIMBLEDON AVENUE 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Sep 2022

to

31 Aug 2023

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

88 RUTLAND AVENUE MOUNT ELIZA VIC 3930	\$1,505,000	31-Jul-23
40 RUTLAND AVENUE MOUNT ELIZA VIC 3930	\$1,350,000	10-Jun-23

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: 18 September 2023



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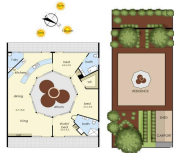


**88 RUTLAND AVENUE MOUNT  
ELIZA VIC 3930**

4 1 2

Sold Price <sup>RS</sup> **\$1,505,000** Sold Date **31-Jul-23**

Distance **0.43km**



**40 RUTLAND AVENUE MOUNT  
ELIZA VIC 3930**

3 2 1

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **10-Jun-23**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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