

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

15 Baden Powell Place, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,692,700 Property Type House Suburb Mount Eliza

Period - From 01/10/2023 to 31/12/2023 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	14 Colstan Ct MOUNT ELIZA 3930	\$1,550,000	02/02/2024
2	9 Kenaud Av MOUNT ELIZA 3930	\$1,000,000	19/01/2024
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:

12/04/2024 13:25



 3  2  2

Property Type: House
Land Size: 578 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2023: \$1,692,700

Comparable Properties

14 Colstan Ct MOUNT ELIZA 3930 (REI)

Agent Comments

 4  2  2

Price: \$1,550,000
Method:
Date: 02/02/2024
Property Type: House

9 Kenaud Av MOUNT ELIZA 3930 (REI)

Agent Comments

 3  2  1

Price: \$1,000,000
Method: Private Sale
Date: 19/01/2024
Property Type: House (Res)

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