

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

158 Canadian Bay Road, Mount Eliza Vic 3930

Indicative selling price

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

Range between

\$2,550,000

 &

\$2,800,000

Median sale price

Median price

\$1,685,400

 Property Type

House

 Suburb

Mount Eliza

Period - From

01/01/2023

 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	33 Wimbledon Av MOUNT ELIZA 3930	\$2,750,000	13/02/2024
2	34 Canadian Bay Rd MOUNT ELIZA 3930	\$2,700,000	25/10/2023
3	31 Rannoch Av MOUNT ELIZA 3930	\$2,500,000	07/03/2024

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:

19/03/2024 11:03



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,550,000 - \$2,800,000

Median House Price

Year ending December 2023: \$1,685,400

Comparable Properties



33 Wimbledon Av MOUNT ELIZA 3930 (REI)

Agent Comments

5 3 4

Price: \$2,750,000

Method: Private Sale

Date: 13/02/2024

Property Type: House

Land Size: 840 sqm approx



34 Canadian Bay Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments

5 3 2

Price: \$2,700,000

Method: Private Sale

Date: 25/10/2023

Property Type: House (Res)

Land Size: 827 sqm approx



31 Rannoch Av MOUNT ELIZA 3930 (REI)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Private Sale

Date: 07/03/2024

Rooms: 8

Property Type: House (Res)

Land Size: 904 sqm approx

Account - Marshall White | P: 03 9822 9999