

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

2/1 LEICESTER AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Jun 2023

to

31 May 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

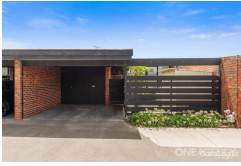
Date of sale

3/139-141 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$640,000	03-Feb-24
1/178 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$560,000	22-Jan-24
5/163 MOUNT ELIZA WAY MOUNT ELIZA VIC 3930	\$595,000	14-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: 11 June 2024



**3/139-141 MOUNT ELIZA WAY
MOUNT ELIZA VIC 3930**

 2  1  1

Sold Price **\$640,000** Sold Date **03-Feb-24**

Distance **0.05km**

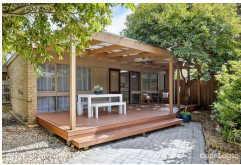


**1/178 CANADIAN BAY ROAD
MOUNT ELIZA VIC 3930**

 2  1  1

Sold Price **\$560,000** Sold Date **22-Jan-24**

Distance **0.17km**



**5/163 MOUNT ELIZA WAY MOUNT
ELIZA VIC 3930**

 2  1  1

Sold Price **\$595,000** Sold Date **14-Feb-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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