

## 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 STRADELLA COURT 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

\$1,675,000

&

\$1,840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2023

to

31 Mar 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

11 ARUNDEL COURT MOUNT ELIZA VIC 3930	\$1,730,000	22-Nov-23
61 BELLBIRD ROAD MOUNT ELIZA VIC 3930	\$1,770,000	24-Feb-24
12 RYLSTON COURT MOUNT ELIZA VIC 3930	\$1,900,000	12-Oct-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.

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Dena Kibblewhite  
P 0404406740  
M 0404406740  
E dena.kibblewhite@eview.com.au



**11 ARUNDEL COURT MOUNT ELIZA VIC 3930** Sold Price **\$1,730,000** Sold Date **22-Nov-23**

4 2 2

Distance **0.89km**

### Notes from your agent

Sale Price: \$1,730,000  
First Listed: \$2,300,000 - \$2,500,000  
Internal living: 34 squares, pool, partially updated



**61 BELLBIRD ROAD MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$1,770,000** Sold Date **24-Feb-24**

3 2 2

Distance **0.51km**

### Notes from your agent

Estimated internal living: 21 squares, 3 bed + study, pool, recently undergone full renovation



**12 RYLSTON COURT MOUNT ELIZA VIC 3930** Sold Price **\$1,900,000** Sold Date **12-Oct-23**

4 2 2

Distance **0.26km**

### Notes from your agent

Internal living: 27.3 squares, pool

RS = Recent sale      UN = Undisclosed Sale

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