

## 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

22 ST JAMES CRESCENT 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

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2023

to

29 Feb 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 VALLEY COURT MOUNT ELIZA VIC 3930	\$1,412,000	08-Feb-24
6 MCAULIFFE CLOSE MOUNT ELIZA VIC 3930	\$1,575,000	28-Nov-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: 11 March 2024

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## 3 VALLEY COURT MOUNT ELIZA VIC 3930

4 2 2

Sold Price

<sup>RS</sup>

**\$1,412,000**

Sold Date

**08-Feb-24**

Distance

**0.02km**



## 6 MCAULIFFE CLOSE MOUNT ELIZA VIC 3930

4 2 2

Sold Price

**\$1,575,000**

Sold Date

**28-Nov-23**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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