

## 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

24 BRIGHT 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

\$2,250,000

&

\$2,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

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

153 OVERPORT ROAD FRANKSTON SOUTH VIC 3199	\$2,525,000	16-Mar-24
2 MANCHELLE CLOSE FRANKSTON SOUTH VIC 3199	\$2,470,000	29-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: 17 June 2024



**153 OVERPORT ROAD FRANKSTON SOUTH VIC 3199** Sold Price

<sup>RS</sup> **\$2,525,000** Sold Date **16-Mar-24**

4 3 8

Distance **1.45km**



**2 MANCHELLE CLOSE FRANKSTON SOUTH VIC 3199** Sold Price

**\$2,470,000** Sold Date **29-Feb-24**

4 3 2

Distance **1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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