## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 34 Jacksons Road, Mount Eliza Vic 3930

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$4,000,000		&		\$4,400,0	00		
Median sale price								
Median price	\$1,705,000	Pro	operty Type	Hou	se		Suburb	Mount Eliza
Period - From	01/07/2022	to	30/06/2023	;	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	114 Old Mornington Rd MOUNT ELIZA 3930	\$4,525,000	12/04/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

02/10/2023 21:49









Property Type: House Land Size: 2793 sqm approx Agent Comments Indicative Selling Price \$4,000,000 - \$4,400,000 Median House Price Year ending June 2023: \$1,705,000

# **Comparable Properties**



 

114 Old Mornington Rd MOUNT ELIZA 3930 (REI/VG)
Agent Comments

Image: A Imag

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.

#### Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481

propertydata



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