## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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45A OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930						
ce see consumer.vio	c.gov.au	រ/underquotinថ្	(*De	elete single price	e or range a	is applicable)
	•	,	\$3,950,000	&	\$4,250,000	
pplicable)						
\$1,650,000	Prop	erty type	ŀ	House	Suburb	Mount Eliza
01 Apr 2023	23 to 31 Mar 2024		Source	Corelogic		
properties sold with	hin two	kilometres of t	<del>he pr</del>	operty for sale i		
Address of comparable property						Date of sale
	pplicable)  \$1,650,000  01 Apr 2023  sales (*Delete Aproperties sold with a properties with a propert	pplicable)  \$1,650,000 Prop  01 Apr 2023 to  sales (*Delete A or B to properties sold within two- ent's representative consider	45A OLD MORNINGTON ROAD More see consumer.vic.gov.au/underquoting or range between statements of the second second seeds of the second sec	45A OLD MORNINGTON ROAD MOU  ce see consumer.vic.gov.au/underquoting (*Decorporation of range between service of the properties sold within two kilometres of the properties representative considers to be most components.	45A OLD MORNINGTON ROAD MOUNT ELIZA VIO  ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$3,950,000  pplicable)  \$1,650,000 Property type House  01 Apr 2023 to 31 Mar 2024 Source  sales (*Delete A or B below as applicable) exproperties sold within two kilometres of the property for sale in the property to the property	45A OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930  ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$3,950,000 &  pplicable)  \$1,650,000 Property type House Suburb  01 Apr 2023 to 31 Mar 2024 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 ont's representative considers to be most comparable to the property for sales.

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: 18 April 2024



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