

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

5 COLSTAN COURT MOUNT ELIZA VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jan 2023

to

31 Dec 2023

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

7 THOMAS CLOSE MOUNT ELIZA VIC 3930	\$1,400,000	15-Aug-23
8/7 SPERO AVENUE MOUNT ELIZA VIC 3930	\$1,450,000	24-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: 31 January 2024

**7 THOMAS CLOSE MOUNT ELIZA
VIC 3930**3  2  2 

Sold Price

\$1,400,000

Sold Date

15-Aug-23

Distance

0.15km**8/7 SPERO AVENUE MOUNT ELIZA
VIC 3930**3  2  2 

Sold Price

^{RS} **\$1,450,000** ^{UN}

Sold Date

24-Nov-23

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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