

## 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 MARILLA CLOSE 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

\$2,300,000

&

\$2,530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2023

to

31 Mar 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

5 SALLY CLOSE MOUNT ELIZA VIC 3930	\$2,600,000	10-Feb-24
140 GRANT ROAD MOUNT ELIZA VIC 3930	\$2,470,000	04-Dec-23
111 GRANT ROAD MOUNT ELIZA VIC 3930	\$2,180,000	31-Dec-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: 29 April 2024



**5 SALLY CLOSE MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,600,000** <sup>UN</sup> Sold Date **10-Feb-24**  
 Distance **0.09km**  
 4 beds 2 bathrooms 2 cars



**140 GRANT ROAD MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,470,000** Sold Date **04-Dec-23**  
 Distance **0.12km**  
 5 beds 3 bathrooms 5 cars



**111 GRANT ROAD MOUNT ELIZA VIC 3930** Sold Price **\$2,180,000** Sold Date **31-Dec-23**  
 Distance **0.23km**  
 5 beds 2 bathrooms 2 cars



**34 BATMAN AVENUE MOUNT ELIZA VIC 3930** Sold Price **\$2,500,000** Sold Date **01-Nov-23**  
 Distance **1.66km**  
 5 beds 3 bathrooms 3 cars



**5 MOHILLA STREET MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,040,000** <sup>UN</sup> Sold Date **16-Mar-24**  
 Distance **1.76km**  
 4 beds 3 bathrooms 2 cars



**4 MCAULIFFE CLOSE MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$2,450,000** Sold Date **11-Apr-24**  
 Distance **1.85km**  
 4 beds 2 bathrooms - cars

RS = Recent sale      UN = Undisclosed Sale

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