

## 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

64 BELUGA STREET 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

\$1,795,000

&

\$1,970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2023

to

29 Feb 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

37 ROBOROUGH AVENUE MOUNT ELIZA VIC 3930	\$2,000,000	14-Aug-23
13 RUTLAND AVENUE MOUNT ELIZA VIC 3930	\$1,915,000	24-Jul-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: 13 March 2024



**37 ROBOROUGH AVENUE MOUNT  
ELIZA VIC 3930**

 5  3  2

Sold Price

**\$2,000,000**

Sold Date

**14-Aug-23**

Distance

**1.49km**



**13 RUTLAND AVENUE MOUNT  
ELIZA VIC 3930**

 4  2  2

Sold Price

**\$1,915,000**

Sold Date

**24-Jul-23**

Distance

**2.33km**

RS = Recent sale

UN = Undisclosed Sale

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