

## 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

69 THE RIDGE 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

\$1,495,000

&

\$1,595,000

### 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

37-39 EUMERALLA GROVE MOUNT ELIZA VIC 3930	\$1,501,000	22-Sep-23
1 TWO BAYS ROAD MOUNT ELIZA VIC 3930	\$1,575,000	23-Aug-23
69 STATION STREET MOUNT ELIZA VIC 3930	\$1,630,000	30-Oct-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: 11 January 2024



**37-39 EUMERALLA GROVE MOUNT ELIZA VIC 3930** Sold Price **\$1,501,000** Sold Date **22-Sep-23**

 5  2  2

Distance **0.96km**



**1 TWO BAYS ROAD MOUNT ELIZA VIC 3930** Sold Price **\$1,575,000** Sold Date **23-Aug-23**

 5  2  2

Distance **2.28km**



**69 STATION STREET MOUNT ELIZA VIC 3930** Sold Price <sup>RS</sup> **\$1,630,000** Sold Date **30-Oct-23**

 4  2  2

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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