

## 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

7 ALVERSTONE GROVE 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

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Feb 2023

to

31 Jan 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

6 BLAKE COURT MOUNT ELIZA VIC 3930	1925000	04-Nov-23
12 RYLSTON COURT MOUNT ELIZA VIC 3930	1900000	12-Oct-23
28 MCGOWN ROAD MOUNT ELIZA VIC 3930	1950000	02-Sep-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: 19 February 2024



**6 BLAKE COURT MOUNT ELIZA VIC 3930** Sold Price

**1925000** Sold Date **04-Nov-23**

4 2 3

Distance **1.54km**



**12 RYLSTON COURT MOUNT ELIZA VIC 3930** Sold Price

**1900000** Sold Date **12-Oct-23**

4 2 2

Distance **0.64km**

**28 MCGOWN ROAD MOUNT ELIZA VIC 3930** Sold Price

**1950000** Sold Date **02-Sep-23**

4 2 2

Distance **1.76km**

RS = Recent sale      UN = Undisclosed Sale

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