

## 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

8 ALLISON ROAD 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

\$1,700,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jun 2023

to

31 May 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

7 ALVERSTONE GROVE MOUNT ELIZA VIC 3930	\$1,850,000	08-May-24
5 LOWE STREET MOUNT ELIZA VIC 3930	\$1,720,000	29-Mar-24
54 FULTON ROAD MOUNT ELIZA VIC 3930	\$1,785,000	26-Apr-24

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: 27 June 2024

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## 7 ALVERSTONE GROVE MOUNT ELIZA VIC 3930

Sold Price <sup>RS</sup> **\$1,850,000** <sup>UN</sup> Sold Date **08-May-24**

 4  2  2

Distance **0.35km**



## 5 LOWE STREET MOUNT ELIZA VIC 3930

Sold Price **\$1,720,000** Sold Date **29-Mar-24**

 4  2  2

Distance **1.15km**



## 54 FULTON ROAD MOUNT ELIZA VIC 3930

Sold Price <sup>RS</sup> **\$1,785,000** Sold Date **26-Apr-24**

 4  2  2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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