

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

9 Oliver Court, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$970,000 & \$1,065,000

Median sale price

Median price \$1,200,000 Property Type Vacant land Suburb Mount Eliza

Period - From 05/09/2022 to 04/09/2023 Source REIV

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 six 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
1	3 Nuville Ct MOUNT ELIZA 3930	\$1,300,000	06/12/2022
2	14 Leicester Av MOUNT ELIZA 3930	\$935,000	25/11/2022
3			

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 six months.

This Statement of Information was prepared on: 05/09/2023 14:00

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Property Type: Land
Land Size: 1,402 sqm approx
Agent Comments

Indicative Selling Price
\$970,000 - \$1,065,000
Median Land Price
05/09/2022 - 04/09/2023: \$1,200,000

Comparable Properties



3 Nuville Ct MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 06/12/2022
Property Type: Land
Land Size: 1543 sqm approx



14 Leicester Av MOUNT ELIZA 3930 (VG)

Agent Comments



Price: \$935,000
Method: Sale
Date: 25/11/2022
Property Type: Development Site (Res)
Land Size: 950 sqm approx

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 six months.

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