

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

92 TWO BAYS ROAD MOUNT ELIZA VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,950,000

&

\$2,145,000

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

90 MATHER ROAD MOUNT ELIZA VIC 3930	\$1,995,000	12-Oct-23
12 ARUNDEL COURT MOUNT ELIZA VIC 3930	\$2,040,000	28-Nov-23
156 MOOROODUC HIGHWAY MOUNT ELIZA VIC 3930	\$2,175,000	11-Dec-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: 07 February 2024

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**90 MATHER ROAD MOUNT ELIZA
VIC 3930**

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Sold Price

\$1,995,000

Sold Date

12-Oct-23

Distance

1.3km**12 ARUNDEL COURT MOUNT ELIZA
VIC 3930**

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Sold Price

\$2,040,000

Sold Date

28-Nov-23

Distance

1.93km**156 MOOROODUC HIGHWAY
MOUNT ELIZA VIC 3930**

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Sold Price

\$2,175,000

Sold Date

11-Dec-23

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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