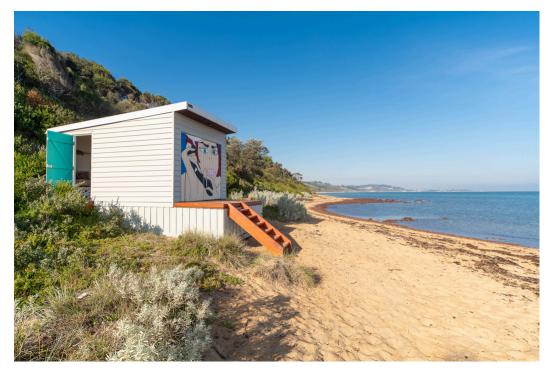
Element ESTATE AGENTS



Statement of Information

Section 47AF of the Estate Agents Act 1980

Beach Box 100, Earimil Beach Sth, Mount Eliza 3930

Indicative Selling Price: \$250,000

Comparable Property Sales

these are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be the most comparabe to the property for sale.

54 Moondah Beach,	Price \$ 265,000
Mount Eliza 3930	Sold 14 Feb 2023
Boatshed 52 Ranelagh	Price \$ 300,000
Beach, Mount Eliza 3930	Sold 28 Nov 2023
82 Ranelagh Beach,	Price \$ 310,000
Mount Eliza 3930	Sold 14 Apr 2023

Median Sale Price - \$1,660,000

Median House price for Mount Eliza for period May 2023 - Apr 2024 Source: CoreLogic.

Additonal Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

o Bed	

L	Ц
٥B	ath



Element Estate Agents 50 Mt Eliza Way, Mt Eliza VIC 3930 P: (03) 9776 3270

Agents Details

Jonathan Rivett Director/Licensed Estate Agent

0421 026 520 jonathan.rivett@elementagents.com.au

> Dena Kibblewhite Licensed Estate Agent

0404 406 740 dena.kibblewhite@elementagents.com.au

elementagents.com.au