

## 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

1/3-5 Leicester Avenue 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

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/139-141 Mount Eliza Way Mount Eliza VIC 3930	\$510,000	06-Aug-19
4/137 Mount Eliza Way Mount Eliza VIC 3930	\$520,000	23-Sep-19
2/79 Canadian Bay Road Mount Eliza VIC 3930	\$685,000	17-Jun-19

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: 15 November 2019



**2/139-141 Mount Eliza Way Mount Eliza VIC 3930**

3 1 1

Sold Price

**\$510,000**

Sold Date **06-Aug-19**

Distance **0.07km**



**4/137 Mount Eliza Way Mount Eliza VIC 3930**

2 1 1

Sold Price

**\$520,000**

Sold Date **23-Sep-19**

Distance **0.08km**



**2/79 Canadian Bay Road Mount Eliza VIC 3930**

2 2 1

Sold Price

**\$685,000**

Sold Date **17-Jun-19**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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