

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

4/2-4 MOORGATE AVENUE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/9 LEICESTER AVENUE MOUNT ELIZA VIC 3930	\$578,000	08-May-23
4/154 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930	\$590,000	19-Apr-23
3/45 GRICE AVENUE MOUNT ELIZA VIC 3930	\$540,000	08-Apr-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: 01 August 2023



**3/9 LEICESTER AVENUE MOUNT
ELIZA VIC 3930**

2 1 1

Sold Price

^{RS} **\$578,000** Sold Date **08-May-23**

Distance **0.01km**



**4/154 CANADIAN BAY ROAD
MOUNT ELIZA VIC 3930**

2 1 1

Sold Price

\$590,000 Sold Date **19-Apr-23**

Distance **0.29km**



**3/45 GRICE AVENUE MOUNT
ELIZA VIC 3930**

2 1 1

Sold Price

\$540,000 Sold Date **08-Apr-23**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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