

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

2 WATTS CRESCENT 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

\$3,700,000

&

\$3,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Sep 2023

to

31 Aug 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

5 DAVEYS BAY ROAD MOUNT ELIZA VIC 3930

\$3,750,000

18-Apr-24

21 GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930

\$3,500,000

03-Apr-24

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: 11 September 2024

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5 DAVEYS BAY ROAD MOUNT ELIZA VIC 3930

5 3 2

Sold Price ^{RS} **\$3,750,000** ^{UN} Sold Date **18-Apr-24**

Distance **1.07km**



21 GLEN SHIAN CRESCENT MOUNT ELIZA VIC 3930

4 2 2

Sold Price ^{RS} **\$3,500,000** ^{UN} Sold Date **03-Apr-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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