Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 61 Bellbird Road, Mount Eliza Vic 3930

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------------|-------------|------|--------|-------------|
| Range betweer | \$1,750,000 | | & | | \$1,850,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,692,700 | Pro | operty Type | Type House | | | Suburb | Mount Eliza |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | REIV | |

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|--|-------------|--------------|
| 1 | 257a Humphries Rd FRANKSTON SOUTH 3199 | \$1,833,000 | 18/09/2023 |
| 2 | 76 Walkers Rd MOUNT ELIZA 3930 | \$1,770,000 | 25/08/2023 |
| 3 | | | |

OR

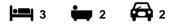
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/01/2024 14:08







Property Type: House Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price December quarter 2023: \$1,692,700

Comparable Properties



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 six months.

Account - Marshall White | P: 03 9822 9999





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