

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

5 BURONG COURT 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-------------|-----------|
| 25 MOHILLA STREET MOUNT ELIZA VIC 3930 | \$1,300,000 | 08-Nov-23 |
| 7 ORCA STREET MOUNT ELIZA VIC 3930 | \$1,450,000 | 21-Nov-23 |
| 5 ORCA STREET MOUNT ELIZA VIC 3930 | \$1,308,000 | 04-Mar-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: 28 March 2024

Julie Lock
 P 59758622
 M 0412221488
 E julie@seachangeproperty.com.au

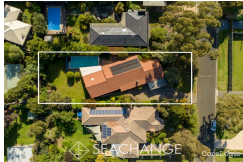


25 MOHILLA STREET MOUNT ELIZA VIC 3930

 4  2  1

Sold Price ^{RS} **\$1,300,000** Sold Date **08-Nov-23**

Distance **0.48km**



7 ORCA STREET MOUNT ELIZA VIC 3930

 4  2  2

Sold Price **\$1,450,000** Sold Date **21-Nov-23**

Distance **0.58km**



5 ORCA STREET MOUNT ELIZA VIC 3930

 4  3  2

Sold Price ^{RS} **\$1,308,000** ^{UN} Sold Date **04-Mar-24**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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