

# 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

12 Bay 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)

Range between \$3,400,000 & \$3,600,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb Mount Eliza

Period - From 01/10/2022 to 30/09/2023 Source 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 six 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
1	58 Watts Pde MOUNT ELIZA 3930	\$3,600,000	20/10/2023
2	7 Almeria Ct MOUNT ELIZA 3930	\$3,400,000	03/07/2023
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: 22/11/2023 10:15



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$3,400,000 - \$3,600,000

**Median House Price**

Year ending September 2023: \$1,700,000

## Comparable Properties



**58 Watts Pde MOUNT ELIZA 3930 (REI)**

Agent Comments

4   4   2

**Price:** \$3,600,000

**Method:** Private Sale

**Date:** 20/10/2023

**Rooms:** 12

**Property Type:** House (Res)

**Land Size:** 1437 sqm approx



**7 Almeria Ct MOUNT ELIZA 3930 (REI)**

Agent Comments

5   4   2

**Price:** \$3,400,000

**Method:** Private Sale

**Date:** 03/07/2023

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 2653 sqm approx

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.