

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

9 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jul 2020

to

30 Jun 2021

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

7 Gunyong Creek Lane Mount Eliza VIC 3930	\$1,630,000	07-Mar-21
19 Barmah Street Mount Eliza VIC 3930	\$1,451,000	23-Mar-21
64 Beluga Street Mount Eliza VIC 3930	\$1,300,000	22-Feb-21

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: 05 July 2021



7 Gunyong Creek Lane Mount Eliza VIC 3930

 4  2  2

Sold Price ^{RS} **\$1,630,000** Sold Date **07-Mar-21**

Distance **0.9km**



19 Barmah Street Mount Eliza VIC 3930

 4  2  2

Sold Price **\$1,451,000** Sold Date **23-Mar-21**

Distance **0.93km**



64 Beluga Street Mount Eliza VIC 3930

 4  2  2

Sold Price **\$1,300,000** Sold Date **22-Feb-21**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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