

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

4 Murralinga Place 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

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jan 2020

to

31 Dec 2020

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 Andacani Court Mount Eliza VIC 3930	\$1,410,000	22-Nov-20
22 Quinns Parade Mount Eliza VIC 3930	\$1,225,000	15-Oct-20
40 The Ridge Mount Eliza VIC 3930	\$1,480,000	07-Oct-20

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.~~

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GRANGER

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7 Andacani Court Mount Eliza VIC 3930

Sold Price

\$1,410,000

Sold Date **22-Nov-20**

4 2 2

Distance **0.28km**



22 Quinns Parade Mount Eliza VIC 3930

Sold Price

^{RS} **\$1,225,000**

Sold Date **15-Oct-20**

4 2 2

Distance **0.81km**



40 The Ridge Mount Eliza VIC 3930

Sold Price

\$1,480,000

Sold Date **07-Oct-20**

5 3 3

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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