



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

90 Koornalla Crescent, Mount Eliza

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 \$1,200,000 & \$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,222,500

*House ☒

*Unit ☐

Suburb Mount Eliza

Period - From Dec 2017 to Dec 2018

Source Pricefinder

Comparable property sales

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 Koetong Parade Mount Eliza	\$ 1,390,000	27 th Nov 2018
40 Koornalla Crescent Mount Eliza	\$ 1,500,000	7 th Feb 2019
79 Koornalla Crescent Mount Eliza	\$ 1,182,000	27 th Nov 2018