

## 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

11-13 Ravenscourt Crescent 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) (\*Delete single price or range as applicable)

Single Price

\$3,000,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,212,500

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

3 Granya Grove Mount Eliza VIC 3930	\$3,000,000	11-Jan-21
2 Coles Court Mount Eliza VIC 3930	\$3,000,000	23-Nov-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.

This Statement of Information was prepared on: 25 January 2021

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## 3 Granya Grove Mount Eliza VIC 3930

4 3 2

Sold Price <sup>RS</sup> \$3,000,000 Sold Date 11-Jan-21

Distance 0.49km



## 2 Coles Court Mount Eliza VIC 3930

4 4 3

Sold Price Sold Date 23-Nov-20

Distance 0.96km

RS = Recent sale

UN = Undisclosed Sale

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