

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



148 KOORNALLA CRESCENT, MOUNT

3 2 2

Indicative Selling Price

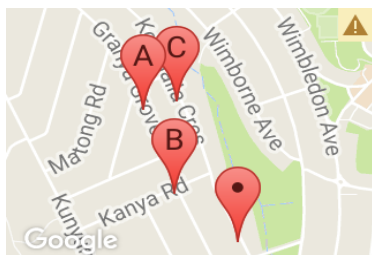
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$930,000 to \$990,000

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,075,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



44 GRANYA GR, MOUNT ELIZA, VIC 3930

3 3 2

Sale Price

\$1,015,000

Sale Date: 24/05/2017

Distance from Property: 566m



2 KOETONG PDE, MOUNT ELIZA, VIC 3930

4 2 2

Sale Price

***\$1,010,000**

Sale Date: 30/08/2017

Distance from Property: 270m



96 KOORNALLA CRES, MOUNT ELIZA, VIC

4 2 2

Sale Price

***\$1,036,000**

Sale Date: 23/08/2017

Distance from Property: 542m



This report has been compiled on 02/10/2017 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

148 KOORNALLA CRESCENT, MOUNT ELIZA, VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$930,000 to \$990,000

Median sale price

Median price

\$1,075,000

House

X

Unit

Suburb

MOUNT ELIZA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
44 GRANYA GR, MOUNT ELIZA, VIC 3930	\$1,015,000	24/05/2017
2 KOETONG PDE, MOUNT ELIZA, VIC 3930	*\$1,010,000	30/08/2017
96 KOORNALLA CRES, MOUNT ELIZA, VIC 3930	*\$1,036,000	23/08/2017