

## 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

5 Kunyung Road 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

or range  
between

\$2,500,000

&

\$2,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,668,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Jan 2021

to

31 Dec 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 8 Koornalla Crescent Mount Eliza VIC 3930 | \$2,450,000 | 23-Oct-21 |
| 7 Matong Road Mount Eliza VIC 3930        | \$2,750,000 | 04-Oct-21 |
| 7 Barton Drive Mount Eliza VIC 3930       | \$2,485,000 | 25-Aug-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.~~

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## 8 Koornalla Crescent Mount Eliza VIC 3930

5 3 2

Sold Price **\$2,450,000** Sold Date **23-Oct-21**

Distance **0.1km**



## 7 Matong Road Mount Eliza VIC 3930

5 3 2

Sold Price **\$2,750,000** Sold Date **04-Oct-21**

Distance **0.32km**



## 7 Barton Drive Mount Eliza VIC 3930

4 2 2

Sold Price **\$2,485,000** Sold Date **25-Aug-21**

Distance **1.52km**

RS = Recent sale UN = Undisclosed Sale

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