



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

35 Koetong Parade, 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,144,000

*House

x

*Unit

Suburb

Mount Eliza

Period - From

May, 2017

to

April, 2018

Source

Core Logic

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
1 148 Koornalla Crescent, Mount Eliza	\$ 972,500	9 Jan, 2018
2 52 Granya Grove, Mount Eliza	\$ 1,115,000	9 May, 2018
3 47 Granya Grove, Mount Eliza	\$ 1,195,000	29 April, 2018