

# 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 128 Koornalla Crescent, Mount Eliza

### 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,152,500 Property type House Suburb Mount Eliza  
Period - From 1<sup>st</sup> March 2019 to 31<sup>st</sup> Feb 2019 Source CoreLogic

### 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. 132 Koornalla Crescent, Mount Eliza	\$1,280,000	11 <sup>th</sup> Jan 2020
2. 65 Rutland Avenue, Mount Eliza	\$1,482,000	1 <sup>st</sup> Dec 2019
3. 125 Rutland Avenue, Mount Eliza	\$1,395,000	21 <sup>st</sup> Jan 2020

This Statement of Information was prepared on: 2<sup>nd</sup> March 2020