



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

47 Granya Grove, 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 \$1,100,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,115,000

*House

x

*Unit

Suburb Mount Eliza

Period - From Mar - 2017 to Feb - 2018

Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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 13 Koetong Parade, Mount Eliza | \$ 1,230,000 | 12-Jan-18 |
| 2 41 Granya Grove, Mount Eliza | \$ 1,062,000 | 31-Jan-18 |
| 3 9 Narrung Road, Mount Eliza | \$ 1,420,000 | 22-Mar-18 |