

## 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

10 Burong Court 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

\$975,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Apr 2019

to

31 Mar 2020

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

7 Dolphin Street Mount Eliza VIC 3930	\$895,000	29-Feb-20
20 Burnell Street Mount Eliza VIC 3930	\$1,000,000	19-Dec-19
74 Beluga Street Mount Eliza VIC 3930	\$965,000	18-Oct-19

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.~~

This Statement of Information was prepared on: 03 April 2020



**7 Dolphin Street Mount Eliza VIC 3930**

 4  2  2

Sold Price **\$895,000** Sold Date **29-Feb-20**

Distance **0.47km**



**20 Burnell Street Mount Eliza VIC 3930**

 3  2  1

Sold Price **\$1,000,000** Sold Date **19-Dec-19**

Distance **0.39km**



**74 Beluga Street Mount Eliza VIC 3930**

 3  2  2

Sold Price **\$965,000** Sold Date **18-Oct-19**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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