

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Kolora Crescent Mount Eliza VIC 3930

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

*House

X

*Unit

Suburb

Mount Eliza

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

19 Acunha Street Mount Eliza VIC 3930	\$815,000	15-Jan-19
13 Dolphin Street Mount Eliza VIC 3930	\$845,000	08-Nov-18
133 Kunyung Road Mount Eliza VIC 3930	\$890,000	09-Oct-18

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 six months.~~

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19 Acunha Street Mount Eliza VIC 3930

 3  2  2

Sold Price

\$815,000

Sold Date

15-Jan-19

Distance

0.5km



13 Dolphin Street Mount Eliza VIC 3930

 3  2  2

Sold Price

\$845,000

Sold Date

08-Nov-18

Distance

0.55km



133 Kunyung Road Mount Eliza VIC 3930

 2  1  1

Sold Price

\$890,000

Sold Date

09-Oct-18

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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