

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

44 Granya Grove, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,270,444

House X

Suburb Mount Eliza

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
35 Granya Gr MOUNT ELIZA 3930	\$1,260,000	15/04/2017
75 Granya Gr MOUNT ELIZA 3930	\$997,000	03/04/2017
21 Koetong Pde MOUNT ELIZA 3930	\$910,000	18/02/2017