

# 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 18 Kardella Lane, Mount Eliza 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,150,000 House ☒ Suburb Mount Eliza

Period - From 01 Mar 2017 to 26 Mar 2018 Source REA

### 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
41 Granya Grove Mount Eliza	\$ 1,062,000	31 Jan 2018
7 Kolora Crescent Mount Eliza	\$ 1,115,000	18 Jan 2018
61 Granya Grove Mount Eliza	\$ 1,144,000	17 Oct 2017

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Real Estate  
Nicholas Lynch  
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