



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 981 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,056,000

Median House Price

June quarter 2017: \$1,192,500

Comparable Properties



88 Koornalla Cr MOUNT ELIZA 3930 (REI)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 16/05/2017

Rooms: -

Property Type: House (Res)



3 Matong Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 21/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 1198 sqm approx



57 Koornalla Cr MOUNT ELIZA 3930 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 28/02/2017

Rooms: 7

Property Type: House

Land Size: 1681 sqm approx

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

96 Koornalla Crescent, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$960,000

&

\$1,056,000

Median sale price

Median price \$1,192,500

House

X

Suburb

Mount Eliza

Period - From 01/04/2017

to

30/06/2017

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
88 Koornalla Cr MOUNT ELIZA 3930	\$1,040,000	16/05/2017
3 Matong Rd MOUNT ELIZA 3930	\$1,030,000	21/04/2017
57 Koornalla Cr MOUNT ELIZA 3930	\$1,025,000	28/02/2017