

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 35 Granya Grove, Mount Eliza

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 \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,175,000 Property type House Suburb Mount Eliza
Period - From 1st Oct 2018 to 30th Nov 2019 Source Corelogic

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
1. 27 Tourello Road, Mount Eliza	\$1,750,000	6 th Nov 2019
2. 5 Koornalla Crescent, Mount Eliza	\$1,680,000	7 th March 2019
3. 6 Tourello Road, Mount Eliza	\$1,690,000	30 th Jan 2019

This Statement of Information was prepared on: 12th December 2019