

## 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

7 COLES COURT MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,700,000

&

\$2,970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2023

to

30 Apr 2024

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 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

73 KOORNALLA CRESCENT MOUNT ELIZA VIC 3930	\$2,700,000	08-Feb-24
27 NARRUNG ROAD MOUNT ELIZA VIC 3930	\$3,100,000	20-Nov-23

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 6 months.

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Vicki Sayers

P 03 97763369

M 0410416987

E peninsula@rtedgar.com.au



**73 KOORNALLA CRESCENT  
MOUNT ELIZA VIC 3930**

 4  4  2

Sold Price **\$2,700,000** Sold Date **08-Feb-24**

Distance **1.29km**



**27 NARRUNG ROAD MOUNT ELIZA  
VIC 3930**

 5  3  3

Sold Price **\$3,100,000** Sold Date **20-Nov-23**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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