

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	172 Grant Road, Mount Eliza, VIC 3930
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Indicative selling price

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

Price Range	\$1,550,000	&	\$1,700,000
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Median sale price

Median price	\$1,650,000	Property Type	House	Suburb	Mount Eliza (3930)
Period - From	01/04/2023	to	31/03/2024	Source	Pricefinder

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
6 MURRALINGA PLACE, MOUNT ELIZA VIC 3930	\$1,730,000	15/09/2023
2 LISA COURT, MOUNT ELIZA VIC 3930	\$1,560,000	03/11/2023
3 MAUGHAN ROAD, MOUNT ELIZA VIC 3930	\$1,650,000	05/02/2024

This Statement of Information was prepared on: 08/04/2024