

## 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

49 Colstan 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

\$1,075,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Mount Eliza

Period-from

01 Feb 2019

to

31 Jan 2020

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

16A Dalsten Grove Mount Eliza VIC 3930	\$1,075,000	30-Sep-19
14 Dalsten Grove Mount Eliza VIC 3930	\$1,195,000	03-Oct-19

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.

This Statement of Information was prepared on: 29 February 2020



**16A Dalsten Grove Mount Eliza VIC 3930**

Sold Price

**\$1,075,000**

Sold Date

**30-Sep-19**

 3  2  2

Distance

**0.28km**



**14 Dalsten Grove Mount Eliza VIC 3930**

Sold Price

**\$1,195,000**

Sold Date

**03-Oct-19**

 3  2  2

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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