

## 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

3 Kanya Road 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,340,000

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2020

to

30 Apr 2021

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 55 Volitans Avenue Mount Eliza VIC 3930 | \$1,135,000 | 01-Apr-21 |
| 9 Acheron Avenue Mount Eliza VIC 3930   | \$1,295,000 | 01-Feb-21 |
| 26 Kolora Crescent Mount Eliza VIC 3930 | \$1,351,000 | 11-May-21 |

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: 26 May 2021



**55 Volitans Avenue Mount Eliza VIC 3930** Sold Price **\$1,135,000** Sold Date **01-Apr-21**

4 2 4

Distance **1.31km**



**9 Acheron Avenue Mount Eliza VIC 3930** Sold Price **\$1,295,000** Sold Date **01-Feb-21**

4 2 2

Distance **0.31km**



**26 Kolora Crescent Mount Eliza VIC 3930** Sold Price <sup>RS</sup> **\$1,351,000** Sold Date **11-May-21**

4 2 -

Distance **1.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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