

RT Edgar

STATEMENT OF INFORMATION

7 December 2018

Property offered for sale

40 Koornalla Crescent, Mount Eliza

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range
between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,185,250 House x Unit Suburb Mount Eliza

Period - From 1 July 2017 to 30 June 2018 Source Core Logic RP Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agents and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10 Camborne Avenue, Mount Eliza	\$2,200,000	31/08/2018
2 64 Rutland Avenue, Mount Eliza	\$1,500,000	23/10/2018
3 10 Narrung Road, Mount Eliza	\$1,400,000	06/10/2018