

# 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 76 Koornalla Crescent, Mount Eliza

### 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,175,000 Property type House Suburb Mount Eliza  
Period - From 1<sup>st</sup> Nov 2018 to 31<sup>st</sup> Oct 2019 Source Corelogic

### 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
1. 61 Koornalla Crescent, Mount Eliza	\$1,060,000	11 <sup>th</sup> Sept 2019
2. 49 Koornalla Crescent, Mount Eliza	\$1,200,000	6 <sup>th</sup> May 2019
3. 26 Bethanga Street, Mount Eliza	\$1,075,000	17 <sup>th</sup> May 2019

This Statement of Information was prepared on: 18<sup>th</sup> November 2019