

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 5 Koornalla Crescent, Mount Eliza

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,795,000 & \$1,850,000

Median sale price

Median price \$1,155,000 Property type House Suburb Mount Eliza
Period - From 1st March 2019 to 29th Feb 2020 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. 27 Tourello Road Mount Eliza	\$1,750,000	7 th Nov 2019
2. 10 Koetong Parade Mount Eliza	\$1,830,000	5 th March 2020
3. 1 Tourello Road Mount Eliza	\$2,700,000	14 th Jan 2020

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 six months.

This Statement of Information was prepared on: 18th March 2020