

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

44 Colstan Court, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Mount Eliza

Period - From 01/07/2022

to

30/06/2023

Source REIV

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 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	27a Colstan Ct MOUNT ELIZA 3930	\$1,250,000	21/07/2023
2			
3			

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 six months.~~

This Statement of Information was prepared on:

28/08/2023 14:45

James Crowder

(03) 9708 8667

0407 813 377

james@crowdercre.com.au

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

Year ending June 2023: \$1,705,000



 3  2  2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



27a Colstan Ct MOUNT ELIZA 3930 (REI)

Agent Comments

 3  2  1

Price: \$1,250,000

Method: Private Sale

Date: 21/07/2023

Property Type: House (Res)

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.