

## 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

70 GRANYA GROVE MOUNT ELIZA VIC 3930

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Oct 2023

to

30 Sep 2024

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

9 KANYA ROAD MOUNT ELIZA VIC 3930	\$1,650,000	16-Jul-24
20 MATONG ROAD MOUNT ELIZA VIC 3930	\$1,550,000	04-May-24
13 WIMBORNE AVENUE MOUNT ELIZA VIC 3930	\$1,425,000	17-Jun-24

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.~~

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**9 KANYA ROAD MOUNT ELIZA VIC 3930** Sold Price **\$1,650,000** Sold Date **16-Jul-24**  
Distance **0.19km**  
3 2 2



**20 MATONG ROAD MOUNT ELIZA VIC 3930** Sold Price **\$1,550,000** Sold Date **04-May-24**  
Distance **0.31km**  
3 1 3



**13 WIMBORNE AVENUE MOUNT ELIZA VIC 3930** Sold Price **\$1,425,000** Sold Date **17-Jun-24**  
Distance **0.71km**  
4 2 2

RS = Recent sale UN = Undisclosed Sale

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