

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

3 KOORNALLA CRESCENT MOUNT ELIZA VIC 3930

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

\$3,200,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,704,100

Property type

House

Suburb

Mount Eliza

Period-from

01 May 2021

to

30 Apr 2022

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

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 10 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930 | \$3,000,000 | 20-Sep-21 |
| | | |
| | | |

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.

This Statement of Information was prepared on: 16 May 2022



**10 CANADIAN BAY ROAD MOUNT
ELIZA VIC 3930**

Sold Price

\$3,000,000

Sold Date

20-Sep-21

 4

 2

 2

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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