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	8 Narrung Road 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,177,500	Property type	House	Suburb	Mount Eliza
Period-from	01 Sep 2018	to	31 Aug 2019	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
124 Kunyung Road Mount Eliza VIC 3930	$950,000	21-Feb-19
13 Kanya Road Mount Eliza VIC 3930	$850,000	26-Mar-19

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: 19 September 2019

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124 Kunyung Road Mount Eliza VIC 3930

4 2 2

Sold Price **$950,000** Sold Date **21-Feb-19**

Distance **0.9km**



13 Kanya Road Mount Eliza VIC 3930

3 1 2

Sold Price **$850,000** Sold Date **26-Mar-19**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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