Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	4/24 Coonara Avenue - 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)

	range between	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median price	$	*House		*Unit	x	Suburb	Mount Eliza
Period - From	1st July 2016	to	31 June 2017	Source	realestate.com		

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 5/2 Coonara Avenue - Mount Eliza	$485,000	8 June 2017
2 3/11 Coonara Avenue - Mount Eliza	$490,000	31 May 2017
3 2/4-8 Kenaud Avenue - Mount Eliza	$508,000	5 May 2017