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	49 VOLITANS 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)

~~Single Price~~		or range between	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,750,000	Property type	House	Suburb	Mount Eliza
Period-from	01 Feb 2022	to	31 Jan 2023	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
6 ST JAMES CRESCENT MOUNT ELIZA VIC 3930	$1,210,000	18-Jan-23
6 BURONG COURT MOUNT ELIZA VIC 3930	$1,300,000	29-Jan-23
31 KOETONG PARADE MOUNT ELIZA VIC 3930	$1,200,000	18-Nov-22

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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6 ST JAMES CRESCENT MOUNT ELIZA VIC 3930

4 3 1

Sold Price RS $1,210,000 Sold Date 18-Jan-23

Distance 0.31km



6 BURONG COURT MOUNT ELIZA VIC 3930

3 2 2

Sold Price RS $1,300,000 Sold Date 29-Jan-23

Distance 0.49km



31 KOETONG PARADE MOUNT ELIZA VIC 3930

2 1 1

Sold Price RS $1,200,000 Sold Date 18-Nov-22

Distance 1.09km



148 KOORNALLA CRESCENT MOUNT ELIZA VIC 3930

4 2 2

Sold Price $1,725,000 Sold Date 18-Nov-22

Distance 1.19km



63 GRANYA GROVE MOUNT ELIZA VIC 3930

4 2 2

Sold Price RS $1,345,000 Sold Date 03-Dec-22

Distance 1.59km

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

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