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

1/12 Coonara Avenue, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Mount Eliza	
Period - From	24/10/2022	to	23/10/2023		So	urce	REIV		

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.

Add	dress of comparable property	Price	Date of sale
1	17 Dalsten Gr MOUNT ELIZA 3930	\$1,675,000	09/07/2023
2	4/3 Spero Av MOUNT ELIZA 3930	\$1,480,000	17/07/2023
3	7 Thomas CI MOUNT ELIZA 3930	\$1,400,000	15/08/2023

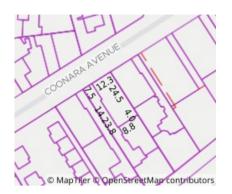
OR

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 six months.

This Statement of Information was prepared on:

24/10/2023 10:20



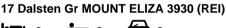




Property Type: Unit Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median Unit Price** 24/10/2022 - 23/10/2023: \$730,000

Comparable Properties





Price: \$1,675,000

Agent Comments

Method: Date: 09/07/2023 Property Type: House

4/3 Spero Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments





Price: \$1,480,000 Method: Private Sale Date: 17/07/2023 Property Type: House

7 Thomas CI MOUNT ELIZA 3930 (REI/VG)



Agent Comments



Price: \$1,400,000 Method: Private Sale Date: 15/08/2023 Property Type: House Land Size: 329 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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