

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

3/12 Coonara Avenue, Mount Eliza Vic 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Mount Eliza

Period - From 01/10/2022 to 30/09/2023 Source 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.~~

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

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:

05/01/2024 11:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2023: \$1,700,000

Comparable Properties



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

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.

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