

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 42A Colstan Court, Mount Eliza, VIC 3930

Indicative selling price

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

Price Range \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Eliza (3930)

Period - From 01/03/2023 to 29/02/2024 Source Corelogic

Comparable property sales

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
14 COLSTAN COURT, MOUNT ELIZA VIC 3930	\$1,550,000	02/02/2024
178 MOUNT ELIZA WAY, MOUNT ELIZA VIC 3930	\$1,550,000	23/10/2023
35 GILLARDS ROAD, MOUNT ELIZA VIC 3930	\$1,510,000	11/10/2023

This Statement of Information was prepared on: 18/03/2024