

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

48 Granya Grove, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Eliza

Period - From 23/04/2023 to 22/04/2024 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	20a Ravenscourt Cr MOUNT ELIZA 3930	\$2,100,000	01/12/2023
2	12 Crawford St MOUNT ELIZA 3930	\$2,100,000	26/02/2024
3	5 Mohilla St MOUNT ELIZA 3930	\$2,040,000	16/03/2024

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:

23/04/2024 09:00



3 2 4

Rooms: 6
Property Type: House
Land Size: 982 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 23/04/2023 - 22/04/2024: \$1,650,000

Comparable Properties



20a Ravenscourt Cr MOUNT ELIZA 3930 (REI) Agent Comments

3 2 2

Price: \$2,100,000
Method: Private Sale
Date: 01/12/2023
Property Type: House (Res)
Land Size: 868 sqm approx



12 Crawford St MOUNT ELIZA 3930 (REI) Agent Comments

4 2 2

Price: \$2,100,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 793 sqm approx



5 Mohilla St MOUNT ELIZA 3930 (REI) Agent Comments

4 3 2

Price: \$2,040,000
Method: Private Sale
Date: 16/03/2024
Property Type: House
Land Size: 970 sqm approx