

## 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

97 KUNYUNG ROAD MOUNT ELIZA VIC 3930

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$1,660,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2023

to

29 Feb 2024

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

7 ACUNHA STREET MOUNT ELIZA VIC 3930	\$1,247,000	07-Feb-24
8 KARDELLA LANE MOUNT ELIZA VIC 3930	\$1,250,000	27-Nov-23
2A KOORNALLA CRESCENT MOUNT ELIZA VIC 3930	\$1,250,000	21-Feb-24

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.~~

This Statement of Information was prepared on: 15 March 2024

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**7 ACUNHA STREET MOUNT ELIZA  
VIC 3930**

3 1 -

Sold Price

<sup>RS</sup>**\$1,247,000**

Sold Date

**07-Feb-24**

Distance

**0.47km****8 KARDELLA LANE MOUNT ELIZA  
VIC 3930**

3 1 2

Sold Price

**\$1,250,000**

Sold Date

**27-Nov-23**

Distance

**0.76km****2A KOORNALLA CRESCENT  
MOUNT ELIZA VIC 3930**

3 2 3

Sold Price

<sup>RS</sup>**\$1,250,000**

Sold Date

**21-Feb-24**

Distance

**0.98km****RS** = Recent sale**UN** = Undisclosed Sale

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