

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

5 KIATA COURT MOUNT ELIZA VIC 3930

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Mount Eliza

Period-from

01 Mar 2022

to

28 Feb 2023

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

8 CORMORANT PLACE MOUNT ELIZA VIC 3930	\$1,100,000	03-Mar-23
31 KOETONG PARADE MOUNT ELIZA VIC 3930	\$1,200,000	18-Nov-22
131 KOORNALLA CRESCENT MOUNT ELIZA VIC 3930	\$1,200,000	30-Sep-22

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 2023

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8 CORMORANT PLACE MOUNT ELIZA VIC 3930

4 3 2

Sold Price ^{RS} **\$1,100,000** Sold Date **03-Mar-23**

Distance **0.43km**



31 KOETONG PARADE MOUNT ELIZA VIC 3930

2 1 1

Sold Price ^{RS} **\$1,200,000** Sold Date **18-Nov-22**

Distance **0.68km**



131 KOORNALLA CRESCENT MOUNT ELIZA VIC 3930

4 2 2

Sold Price **\$1,200,000** Sold Date **30-Sep-22**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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