

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

69 Granya Grove, Mount Eliza Vic 3930

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,685,400 Property Type House Suburb Mount Eliza

Period - From 01/01/2023 to 31/12/2023 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	178 Mount Eliza Way MOUNT ELIZA 3930	\$1,550,000	23/10/2023
2	35 Gillards Rd MOUNT ELIZA 3930	\$1,510,000	11/10/2023
3	7 Orca St MOUNT ELIZA 3930	\$1,450,000	22/11/2023

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:

25/01/2024 13:30



5 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2023: \$1,685,400

Comparable Properties



178 Mount Eliza Way MOUNT ELIZA 3930 (REI/VG)

Agent Comments

3 2 2

Price: \$1,550,000

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 931 sqm approx



35 Gillards Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 2

Price: \$1,510,000

Method: Private Sale

Date: 11/10/2023

Property Type: House

Land Size: 2851 sqm approx



7 Orca St MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,450,000

Method: Private Sale

Date: 22/11/2023

Property Type: House

Land Size: 1012 sqm approx

Account - Marshall White | P: 03 9822 9999