

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

1/12 Coonara Avenue, 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 \$730,000 Property Type Unit Suburb Mount Eliza

Period - From 24/10/2022 to 23/10/2023 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	17 Dalsten Gr MOUNT ELIZA 3930	\$1,675,000	09/07/2023
2	4/3 Spero Av MOUNT ELIZA 3930	\$1,480,000	17/07/2023
3	7 Thomas Cl MOUNT ELIZA 3930	\$1,400,000	15/08/2023

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:

24/10/2023 10:20



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
24/10/2022 - 23/10/2023: \$730,000

Comparable Properties

17 Dalsten Gr MOUNT ELIZA 3930 (REI)

Agent Comments

3 2 2

Price: \$1,675,000
Method:
Date: 09/07/2023
Property Type: House



4/3 Spero Av MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 2

Price: \$1,480,000
Method: Private Sale
Date: 17/07/2023
Property Type: House



7 Thomas Ct MOUNT ELIZA 3930 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 329 sqm approx

Account - Marshall White | P: 03 9822 9999