

## 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

42 KOORNALLA CRESCENT 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

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,710,000

Property type

Land

Suburb

Mount Eliza

Period-from

01 Jan 2023

to

31 Dec 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

Address of comparable property	Price	Date of sale
30 COLSTAN COURT MOUNT ELIZA VIC 3930	\$2,000,000	21-Nov-23

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.

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**30 COLSTAN COURT MOUNT  
ELIZA VIC 3930**

 3  2  2

Sold Price <sup>RS</sup> **\$2,000,000** <sup>UN</sup> Sold Date **21-Nov-23**

Distance **1.67km**

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

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