

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 10 Baradine Road, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$699,950

Median sale price

Median price \$648,000

Property type House

Suburb Mooroolbark

Period - From 01/04/2019

to

30/06/2019

Source REIV

Comparable property sales

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
5 Olsen Close, Mooroolbark Vic 3138	\$693,000	10/09/2019
14a David Drive, Mooroolbark Vic 3138	\$678,000	17/04/2019
40 Carronvale Road, Mooroolbark Vic 3138	\$676,500	08/08/2019

This Statement of Information was prepared on: 08/10/2019