

#### 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	19 Coolaroo Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$695,000	&	\$755,000

#### Median sale price

Median price	\$732,281	Hou	ise X	Unit		Suburb	Mooroolbark
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	31 Andrew St MOOROOLBARK 3138	\$755,000	12/04/2018
2	17 Erskine Ridg MOOROOLBARK 3138	\$725,000	09/05/2018
3	8a Neville St MOOROOLBARK 3138	\$698,000	02/06/2018

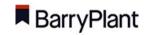
#### OR

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.





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Property Type: Land Land Size: 985 sqm approx

Agent Comments

**Indicative Selling Price** \$695,000 - \$755,000 **Median House Price** March quarter 2018: \$732,281

## Comparable Properties



31 Andrew St MOOROOLBARK 3138 (REI/VG)

Price: \$755,000 Method: Private Sale Date: 12/04/2018

Rooms: -

Property Type: House Land Size: 370 sqm approx **Agent Comments** 





**=**3 Price: \$725,000

Date: 09/05/2018 Rooms: 6

Method: Private Sale

Property Type: House Land Size: 828 sqm approx Agent Comments





Rooms: 5





Price: \$698,000 Method: Auction Sale Date: 02/06/2018

Property Type: Townhouse (Res) Land Size: 376 sqm approx

**Agent Comments** 

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