

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	19 Coolaroo Court, Mooroolbark Vic 3138
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Indicative selling price

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

Range between	\$695,000	&	\$755,000
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Median sale price

Median price	\$732,281	House	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.

	Address 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.



Rooms:
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) **Agent Comments**



Price: \$755,000
Method: Private Sale
Date: 12/04/2018
Rooms: -
Property Type: House
Land Size: 370 sqm approx



17 Erskine Ridg MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$725,000
Method: Private Sale
Date: 09/05/2018
Rooms: 6
Property Type: House
Land Size: 828 sqm approx



8a Neville St MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$698,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 376 sqm approx