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Statement of Information

Single residential property located in the Melbourne metropolitan area

| | | | Section 47 | AF of the Esta | ate Agents Act 1980 | |
|-----------------------------------|--------------------|---|-----------------|----------------|---------------------|--|
| Property offered | for sale | | | | | |
| Addi Including suburb postc | and | 100 Odmonage Hoad, Mooroolbank VIC 3138 | | | | |
| Indicative selling | price | | | | | |
| For the meaning of | this price see cor | nsumer.vic.gov.au | /underquoting | | | |
| Range between \$ | 650,000 | & | \$715,000 | | | |
| Median sale price | е | | | | | |
| Median price \$73 | 35,000 Ho | ouse X | Jnit | Subu | rb Mooroolbark | |
| Period - From 01/ | /10/2017 to | 31/12/2017 | Source | REIV | | |
| <u> </u> | | | | | | |

Comparable property sales (*Delete A or B below as applicable)

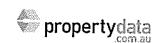
These are the three properties sold within two kilometres of the property for sale in the last six Α* months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale 13/02/2018 |
|----|--------------------------------|-----------|----------------------------|
| 1 | 6 Willow Ct KILSYTH 3137 | \$710,000 | |
| 2 | 34 Gladesville Dr KILSYTH 3137 | \$690,000 | 15/12/2017 |
| 3 | 62 Durham Rd KILSYTH 3137 | \$640,000 | 03/12/2017 |

OR

₽* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.





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