

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 35 Myoora Drive, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$629,950

Median sale price

Median price \$735,000 House X Unit Suburb Mooroolbark
Period - From 01/10/2017 to 31/12/2017 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	103 Cambridge Rd MOOROOLBARK 3138	\$629,000	02/12/2017
2	4 Nolan Av MOOROOLBARK 3138	\$628,500	06/10/2017
3	Diane Cr CROYDON 3136	\$620,000	12/12/2017

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 961 sqm approx
Agent Comments

Indicative Selling Price
\$629,950

Median House Price
December quarter 2017: \$735,000

Comparable Properties



103 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$629,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 429 sqm approx



4 Nolan Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  1

Price: \$628,500
Method: Private Sale
Date: 06/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 272 sqm approx



Diane Cr CROYDON 3136 (VG)

Agent Comments

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Price: \$620,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: House (Res)