

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	4 Chevalier Crescent, Mooroolbark Vic 3138
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$715,000	House	X	Unit		Suburb	Mooroolbark
Period - From	01/04/2018	to	31/03/2019	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	16 Orrong Rd MOOROOLBARK 3138	\$660,000	21/05/2019
2	79 Carronvale Rd MOOROOLBARK 3138	\$630,000	12/02/2019
3	23 Bellara Dr MOOROOLBARK 3138	\$600,000	05/04/2019

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.~~




 3  2 

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 927 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending March 2019: \$715,000

Comparable Properties



16 Orrong Rd MOOROOLBARK 3138 (REI) **Agent Comments**
 4  2  -




Price: \$660,000
Method: Private Sale
Date: 21/05/2019
Rooms: -
Property Type: House
Land Size: 855 sqm approx



79 Carronvale Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**
 3  2  -

Price: \$630,000
Method: Private Sale
Date: 12/02/2019
Rooms: 4
Property Type: House (Res)
Land Size: 880 sqm approx



23 Bellara Dr MOOROOLBARK 3138 (REI) **Agent Comments**
 3  1  2

Price: \$600,000
Method: Private Sale
Date: 05/04/2019
Rooms: 4
Property Type: House
Land Size: 893 sqm approx