

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	4 Chevalier Crescent, Mooroolbark Vic 3138
Including suburb and	
postcode	

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	Ηοι	ıse X	Unit		Suburb	Mooroolbark
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

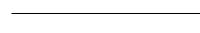
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.





Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454







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)

4 🗀 2

Price: \$660,000 Method: Private Sale Date: 21/05/2019

Rooms: -

Property Type: House Land Size: 855 sqm approx **Agent Comments**



79 Carronvale Rd MOOROOLBARK 3138

(REI/VG)

3

i 2

60) -

Price: \$630,000 Method: Private Sale Date: 12/02/2019

Rooms: 4

Property Type: House (Res) Land Size: 880 sqm approx

Agent Comments



23 Bellara Dr MOOROOLBARK 3138 (REI)

6 2

Price: \$600,000

Method: Private Sale Date: 05/04/2019 Rooms: 4

Property Type: House Land Size: 893 sqm approx **Agent Comments**

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