

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

12 Greenwood Lane, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$800,000

&

\$860,000

Median sale price

Median price

\$660,599

Property Type

House

Suburb

Mooroolbark

Period - From

02/10/2018

to

01/10/2019

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	37 Blue Ridge Dr MOOROOLBARK 3138	\$850,000	13/07/2019
2	7 Rome Tce MOOROOLBARK 3138	\$835,000	07/06/2019
3	24 Freshfield Av MOOROOLBARK 3138	\$830,000	11/07/2019

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.~~

This Statement of Information was prepared on:

02/10/2019 13:16



Property Type: House (Previously Occupied - Detached)
Land Size: 1417 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$860,000
Median House Price
02/10/2018 - 01/10/2019: \$660,599

Comparable Properties

37 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 13/07/2019
Property Type: House
Land Size: 750 sqm approx



7 Rome Tce MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 07/06/2019
Property Type: House
Land Size: 674 sqm approx



24 Freshfield Av MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 11/07/2019
Rooms: 5
Property Type: House
Land Size: 771 sqm approx