

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

1 Corrong Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$730,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2019 to 30/09/2020 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 | 11 Ross Pincott Dr MOOROOLBARK 3138 | \$721,500 | 07/08/2020 |
| 2 | 27 Erskine Ridg MOOROOLBARK 3138 | \$710,000 | 24/08/2020 |
| 3 | 24 Daymar Dr MOOROOLBARK 3138 | \$695,000 | 10/09/2020 |

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:

30/11/2020 14:49

Shane Bryden

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Indicative Selling Price

\$690,000 - \$730,000

Median House Price

Year ending September 2020: \$730,000



 3  1  2

Property Type: House

Land Size: 869 sqm approx

Agent Comments

Comparable Properties



11 Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$721,500

Method: Private Sale

Date: 07/08/2020

Property Type: House

Land Size: 939 sqm approx



27 Erskine Ridg MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$710,000

Method: Private Sale

Date: 24/08/2020

Property Type: House (Res)

Land Size: 864 sqm approx



24 Daymar Dr MOOROOLBARK 3138 (REI/VG) Agent Comments

 3  2  2

Price: \$695,000

Method: Private Sale

Date: 10/09/2020

Property Type: House (Res)

Land Size: 876 sqm approx