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	1 Corrong 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 \$690,000 & \$730,000	Range between	\$690,000	&	\$730,000
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Median sale price

Median price	\$730,000	Pro	perty 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

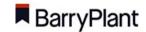
Add	dress of comparable property	Price	Date of sale
1	11 Ross Pincott Dr MOOROOLBARK 3138	\$721,500	07/08/2020
2	27 Erskine Ridg MOOROOLBARK 3138	\$710,000	24/08/2020
3	24 Daymar Dr MOOROOLBARK 3138	\$695,000	10/09/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 9725 9855 0481 362 474 sbryden@barryplant.com.au

Indicative Selling Price \$690,000 - \$730,000 Median House Price Year ending September 2020: \$730,000





Property Type: House **Land Size:** 869 sqm approx Agent Comments

Comparable Properties



11 Ross Pincott Dr MOOROOLBARK 3138 (REI/VG)

Price: \$721,500 Method: Private Sale Date: 07/08/2020 Property Type: House Land Size: 939 sqm approx **Agent Comments**



27 Erskine Ridg MOOROOLBARK 3138

(REI/VG)

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Price: \$710,000 **Method:** Private Sale **Date:** 24/08/2020

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments



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

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Price: \$695,000 Method: Private Sale Date: 10/09/2020

Property Type: House (Res) Land Size: 876 sqm approx

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



