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	2 Premier Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between $600,000 & $625,000

Median sale price

Median price $542,500 Property Type Unit Suburb Mooroolbark

Period - From 24/09/2018 to 23/09/2019 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	3/8 Caromar St CROYDON 3136	$616,000	02/05/2019
2	2 Mills Pl MOOROOLBARK 3138	$615,000	09/07/2019
3	2/52 Hull Rd CROYDON 3136	$605,000	21/09/2019

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: 24/09/2019 11:06

2 Premier Close, Mooroolbark Vic 3138



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Property Type:
Agent Comments

Indicative Selling Price
$600,000 - $625,000
Median Unit Price
24/09/2018 - 23/09/2019: $542,500

Comparable Properties



3/8 Caromar St CROYDON 3136 (REI/VG)

3 2 2

Agent Comments

Price: $616,000
Method: Private Sale
Date: 02/05/2019
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 255 sqm approx



2 Mills Pl MOOROOLBARK 3138 (REI/VG)

3 2 2

Agent Comments

Price: $615,000
Method: Private Sale
Date: 09/07/2019
Property Type: Townhouse (Single)
Land Size: 127 sqm approx

2/52 Hull Rd CROYDON 3136 (REI)

3 2 1

Agent Comments

Price: $605,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Townhouse (Res)
Land Size: 396 sqm approx

Account - Max Brown | P: 131 629 | F: 1300 329 629

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.