Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	3 Great Oak Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000 & \$820,000	Range between	\$780,000	&	\$820,000
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Median sale price

Median price	\$723,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/01/2020	to	31/03/2020		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

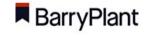
Add	dress of comparable property	Price	Date of sale
1	13 Sherwood Rd CHIRNSIDE PARK 3116	\$850,000	25/05/2020
2	72 Woodville Rd MOOROOLBARK 3138	\$828,555	12/06/2020
3	34 Savanna Dr MOOROOLBARK 3138	\$810,000	01/04/2020

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:	09/07/2020 12:22
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Property Type: House Land Size: 881.463 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$820,000 **Median House Price** March quarter 2020: \$723,000

Comparable Properties



13 Sherwood Rd CHIRNSIDE PARK 3116 (REI) Agent Comments

Price: \$850,000 Method: Private Sale Date: 25/05/2020 Rooms: 6

Property Type: House Land Size: 632 sqm approx



72 Woodville Rd MOOROOLBARK 3138 (REI)

Price: \$828.555 Method: Private Sale Date: 12/06/2020 Property Type: House Land Size: 908 sqm approx



34 Savanna Dr MOOROOLBARK 3138 (REI)

Price: \$810,000 Method: Private Sale Date: 01/04/2020 Property Type: House Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



