

# 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

3 Great Oak Court, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000

&

\$820,000

### Median sale price

Median price \$723,000

Property 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	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 comparable properties 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



**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)** **Agent Comments**



**Price:** \$828,555  
**Method:** Private Sale  
**Date:** 12/06/2020  
**Property Type:** House  
**Land Size:** 908 sqm approx



**34 Savanna Dr MOOROOLBARK 3138 (REI)** **Agent Comments**



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