

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

13 Osage Concourse, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$739,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/10/2019

to

31/12/2019

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	37 Roseman Rd CHIRNSIDE PARK 3116	\$1,162,600	10/03/2020
2	9 Rochelle Ct CHIRNSIDE PARK 3116	\$1,157,000	17/03/2020
3	20 Hilledge La MOOROOLBARK 3138	\$1,135,000	04/03/2020

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:

14/04/2020 16:19



Property Type: House (Res)

Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

December quarter 2019: \$739,000

Comparable Properties



37 Roseman Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,162,600

Method: Private Sale

Date: 10/03/2020

Property Type: House

Land Size: 1734 sqm approx



9 Rochelle Ct CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,157,000

Method: Private Sale

Date: 17/03/2020

Property Type: House

Land Size: 720 sqm approx



20 Hilledge La MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$1,135,000

Method: Private Sale

Date: 04/03/2020

Property Type: House

Land Size: 939 sqm approx