Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	13 Osage Concourse, Mooroolbark Vic 3138
Including suburb and	
postcode	

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	Pro	perty 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

Aut	Address of comparable property		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

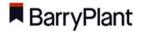
OR

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



Date of sale











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)

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Price: \$1,162,600 Method: Private Sale Date: 10/03/2020 Property Type: House

Land Size: 1734 sqm approx

Agent Comments



9 Rochelle Ct CHIRNSIDE PARK 3116 (REI)

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Price: \$1,157,000 Method: Private Sale Date: 17/03/2020 Property Type: House Land Size: 720 sqm approx **Agent Comments**



20 Hilledge La MOOROOLBARK 3138 (REI)

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Price: \$1,135,000 Method: Private Sale Date: 04/03/2020 Property Type: House Land Size: 939 sqm approx Agent Comments

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



