#### 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	16 Fitzgerald 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 \$680,000 & \$720,000	Range between	\$680,000	&	\$720,000
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#### Median sale price

Median price	\$675,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2019	to	30/09/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	9 Kingswood Dr CHIRNSIDE PARK 3116	\$705,000	27/09/2019
2	5 Olsen CI MOOROOLBARK 3138	\$693,000	10/09/2019
3	4 Chevalier Cr MOOROOLBARK 3138	\$689,000	13/07/2019

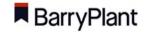
#### OR

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:	14/11/2019 13:51



Date of sale







Property Type: House Land Size: 871 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$720,000 Median House Price September quarter 2019: \$675,000

## Comparable Properties



9 Kingswood Dr CHIRNSIDE PARK 3116 (REI)

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**Price:** \$705,000

Method: Sold Before Auction

Date: 27/09/2019

**Property Type:** House (Res) **Land Size:** 937 sqm approx



5 Olsen CI MOOROOLBARK 3138 (REI/VG)

4 = 2

Price: \$693,000 Method: Private Sale Date: 10/09/2019 Rooms: 6

Property Type: House Land Size: 989 sqm approx Agent Comments

**Agent Comments** 



4 Chevalier Cr MOOROOLBARK 3138 (REI/VG) Agent Comments

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Price: \$689,000 Method: Auction Sale Date: 13/07/2019 Rooms: 5

**Property Type:** House (Res) **Land Size:** 927 sqm approx

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



