

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

16 Fitzgerald Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$675,000

Property 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	Price	Date of sale
1	9 Kingswood Dr CHIRNSIDE PARK 3116	\$705,000	27/09/2019
2	5 Olsen Ct 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



 4  2  2

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) **Agent Comments**

 4  2  2

Price: \$705,000
Method: Sold Before Auction
Date: 27/09/2019
Property Type: House (Res)
Land Size: 937 sqm approx



5 Olsen Ct MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 4  2  2

Price: \$693,000
Method: Private Sale
Date: 10/09/2019
Rooms: 6
Property Type: House
Land Size: 989 sqm approx



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

 3  2  2

Price: \$689,000
Method: Auction Sale
Date: 13/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 927 sqm approx