

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

2/9 Andrew Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$545,000

&

\$590,000

Median sale price

Median price

\$581,500

House

Unit

X

Suburb

Mooroolbark

Period - From

01/10/2018

to

31/12/2018

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		
2		
3		

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.

Samantha Price

5967 1277

0438 795 190

samantha@bellrealestate.com.au

Indicative Selling Price

\$545,000 - \$590,000

Median Unit Price

December quarter 2018: \$581,500



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Comparable Properties



2/11 Gary Ct CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$597,000

Method: Private Sale

Date: 25/01/2019

Rooms: -

Property Type: Unit

Land Size: 468 sqm approx



50a Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments

3 2 2

Price: \$590,000

Method: Private Sale

Date: 28/02/2019

Rooms: -

Property Type: Unit

Land Size: 271 sqm approx

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.