

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

11 Chinook Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$874,950

Median sale price

Median price

\$723,000

House

X

Unit

Suburb

Mooroolbark

Period - From

01/07/2017

to

30/09/2017

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	17 Drummer Hill La MOOROOLBARK 3138	\$900,000	29/08/2017
2	1 Gould PI MOOROOLBARK 3138	\$880,000	02/10/2017
3	19 Drummer Hill La MOOROOLBARK 3138	\$867,500	05/09/2017

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.~~



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 870 sqm approx

Agent Comments

Indicative Selling Price

\$874,950

Median House Price

September quarter 2017: \$723,000

Comparable Properties



17 Drummer Hill La MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 29/08/2017

Rooms: -

Property Type: House (Res)



1 Gould PI MOOROOLBARK 3138 (REI)

Agent Comments

 4  4  3

Price: \$880,000

Method: Private Sale

Date: 02/10/2017

Rooms: -

Property Type: House

Land Size: 892 sqm approx



19 Drummer Hill La MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$867,500

Method: Private Sale

Date: 05/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 1107 sqm approx