

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 Charlotte Place, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$580,000

Property Type Unit

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	Price	Date of sale
1	4 Charlotte Pl, Mooroolbark, Vic 3138, Australia	\$551,000	23/12/2019
2	1 Charlotte Pl MOOROOLBARK 3138	\$556,000	18/12/2019
3	5 Charlotte Pl MOOROOLBARK 3138	\$530,000	06/02/2020

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:

08/04/2020 15:17



Property Type: Townhouse
(Single)

Land Size: 181 sqm approx

Agent Comments

Due to Covid19 activity is lower across the board, and there is not the interest that there has been on the previous sales within the complex. The pricing has been adjusted accordingly.

Comparable Properties

**4 Charlotte Pl, Mooroolbark, Vic 3138,
Australia (REI)**

Agent Comments



Price: \$551,000

Method:

Date: 23/12/2019

Property Type: Unit



1 Charlotte Pl MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$556,000

Method: Private Sale

Date: 18/12/2019

Rooms: 4

Property Type: Unit

Land Size: 270 sqm approx

5 Charlotte Pl MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$530,000

Method: Private Sale

Date: 06/02/2020

Rooms: 4

Property Type: Unit

Land Size: 281 sqm approx