# 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	23a Chevalier Crescent, Mooroolbark Vic 3138
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$700,000	&	\$750,000
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### Median sale price

Median price	\$739,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	12 Caddie Cr CHIRNSIDE PARK 3116	\$770,000	29/11/2019
2	173 Hayrick La MOOROOLBARK 3138	\$760,000	19/11/2019
3	28 Dunoon St MOOROOLBARK 3138	\$732,000	10/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2020 17:03
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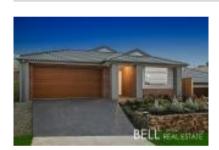
David Blundell 03 8870 2888 0448 170 152 dblundell@philipwebb.com.au

**Indicative Selling Price** \$700,000 - \$750,000 **Median House Price** December quarter 2019: \$739,000





# Comparable Properties



12 Caddie Cr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

Price: \$770,000 Method: Sale by Tender Date: 29/11/2019 Property Type: House Land Size: 403 sqm approx



173 Hayrick La MOOROOLBARK 3138 (REI)

Price: \$760,000

Method: Sold Before Auction

Date: 19/11/2019 Rooms: 9

Property Type: House (Res) Land Size: 448 sqm approx



**--** 3

Price: \$732,000 Method: Private Sale Date: 10/10/2019 Property Type: House Land Size: 391 sqm approx

28 Dunoon St MOOROOLBARK 3138 (REI/VG) Agent Comments

Account - Philip Webb





Agent Comments