

# 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

23a Chevalier Crescent, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$739,000

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

December quarter 2019: \$739,000



**Property Type:**

Agent Comments

## 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)** Agent Comments



**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 19/11/2019

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



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



**Price:** \$732,000

**Method:** Private Sale

**Date:** 10/10/2019

**Property Type:** House

**Land Size:** 391 sqm approx