

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 76A Greenslopes Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$605,000

House

Unit

X

Suburb

Mooroolbark

Period - From 01/10/2017

to

31/12/2017

Source REIV

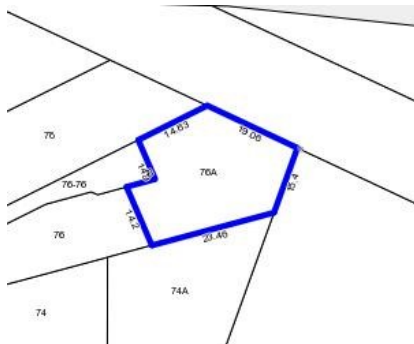
Comparable property sales (*Delete A or B below as applicable)

- 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	12a Crown Point CHIRNSIDE PARK 3116	\$735,000	20/11/2017
2	18a Coolabah St MOOROOLBARK 3138	\$730,450	15/12/2017
3	15a Dunoon St MOOROOLBARK 3138	\$730,000	04/12/2017

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.



3 2 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

December quarter 2017: \$605,000

Comparable Properties



12a Crown Point CHIRNSIDE PARK 3116 (REI) **Agent Comments**

3 2 2

Price: \$735,000

Method: Private Sale

Date: 20/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 456 sqm approx



18a Coolabah St MOOROOLBARK 3138 (REI) **Agent Comments**

3 2 2

Price: \$730,450

Method: Private Sale

Date: 15/12/2017

Rooms: 5

Property Type: Unit

Land Size: 514 sqm approx



15a Dunoon St MOOROOLBARK 3138 (REI) **Agent Comments**

3 2 2

Price: \$730,000

Method: Private Sale

Date: 04/12/2017

Rooms: 4

Property Type: House

Land Size: 580 sqm approx