Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	7a Nolan Avenue, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Single price \$329,950

Median sale price

Median price	\$361,000	Pro	perty Type	Vacant land		Suburb	Mooroolbark
Period - From	20/12/2018	to	19/12/2019		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

1	82a Blackburn Rd MOOROOLBARK 3138	\$337,500	15/09/2019
2	39a Lancaster Rd MOOROOLBARK 3138	\$325,000	17/09/2019
3	68a Dryden Conc MOOROOLBARK 3138	\$315,000	16/10/2019

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:	20/12/2019 09:20



Date of sale







Property Type: Agent Comments

Indicative Selling Price \$329,950 **Median Land Price** 20/12/2018 - 19/12/2019: \$361,000

Comparable Properties

82a Blackburn Rd MOOROOLBARK 3138 (VG) Agent Comments

Price: \$337,500 Method: Sale Date: 15/09/2019 Property Type: Land Land Size: 455 sqm approx

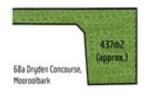


39a Lancaster Rd MOOROOLBARK 3138 (REI) Agent Comments





Price: \$325,000 Method: Private Sale Date: 17/09/2019 Property Type: Land Land Size: 311 sqm approx



68a Dryden Conc MOOROOLBARK 3138 (REI) Agent Comments

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Price: \$315,000 Method: Private Sale Date: 16/10/2019

Property Type: Land Land Size: 437 sqm approx

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