

# 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

7a Nolan Avenue, Mooroolbark Vic 3138

### Indicative selling price

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

Single price

\$329,950

### Median sale price

Median price

\$361,000

Property 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	Price	Date of sale
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



**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**



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 16/10/2019  
**Property Type:** Land  
**Land Size:** 437 sqm approx

