

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

13 Melissa Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$675,000 Property Type House Suburb Mooroolbark

Period - From 01/07/2019 to 30/09/2019 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	80 Winyard Dr MOOROOLBARK 3138	\$695,000	28/08/2019
2	5 Olsen Cl MOOROOLBARK 3138	\$693,000	10/09/2019
3	4 Chevalier Cr MOOROOLBARK 3138	\$689,000	13/07/2019

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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Property Type: Land
Land Size: 871 sqm approx
Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median House Price
 September quarter 2019: \$675,000

Comparable Properties



80 Winyard Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$695,000
Method: Private Sale
Date: 28/08/2019
Property Type: House
Land Size: 874 sqm approx



5 Olsen Ct MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$693,000
Method: Private Sale
Date: 10/09/2019
Rooms: 6
Property Type: House
Land Size: 989 sqm approx



4 Chevalier Cr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$689,000
Method: Auction Sale
Date: 13/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 927 sqm approx