## 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

25 Neryl Court, Mooroolbark Vic 3138

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$980,000		&		\$1,060,000					
Median sale p	rice									
Median price	\$821,550	Pro	operty Type	Hou	ISE		Suburb	Mooroolbark		
Period - From	01/04/2021	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3 Princess Ct MOOROOLBARK 3138	\$1,020,000	07/07/2021
2	6 Regent Av MOOROOLBARK 3138	\$975,000	12/04/2021
3			

OR

**B**<sup>\*</sup> 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:

14/09/2021 11:35









Rooms: 10 Property Type: House Land Size: 535 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,060,000 Median House Price June quarter 2021: \$821,550

# **Comparable Properties**



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.

Account - Hoskins | P: 98747677, 9722 9755





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