

Matthew Sealey 9725 9855 0430 569 655 msealey@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

	Section 4/AF of the Estate Agents Act 1980
Property offered for s	sale
Address Including suburb and postcode	2/130 Manchester Road, Mooroolbark Vic 3138
Indicative selling price	ce
For the meaning of this p	orice see consumer.vic.gov.au/underquoting
Single price \$719,	950
Median sale price	
Median price \$705,00	00 House X Unit Suburb Mooroolbark
Period - From 01/04/2	017 to 30/06/2017 Source REIV
Comparable property	sales (*Delete A or B below as applicable)
	aree properties sold within two kilometres of the property for sale in the last six estate agent or agent's representative considers to be most comparable to the

_	These are the three properties sold within two knotheries 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	11 Keats Rd MOOROOLBARK 3138	\$710,000	08/08/2017
2	3 Keats Rd MOOROOLBARK 3138	\$680,000	05/05/2017
3	11 Wandana St MOOROOLBARK 3138	\$675,000	18/08/2017

## 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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 02/09/2017 15:51