

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

7 Statesman Crescent Mooroolbark VIC 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

31 Meadowgate Drive Chirnside Park VIC 3116	\$638,000	09-Oct-19
159 Maroondah Highway Chirnside Park VIC 3116	\$681,000	16-Sep-19

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 6 months.

This Statement of Information was prepared on: 11 February 2020



**31 Meadowgate Drive Chirnside
Park VIC 3116**

 3  2  2

Sold Price

\$638,000

Sold Date

09-Oct-19

Distance

1.29km



**159 Maroondah Highway Chirnside
Park VIC 3116**

 3  2  2

Sold Price

\$681,000

Sold Date

16-Sep-19

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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