

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	122 Esther Crescent, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$735,000	Hou	se X	Unit		Suburb	Mooroolbark
Period - From	01/10/2017	to	31/12/2017		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.

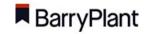
Ad	dress of comparable property	Price	Date of sale
1	23 Mcdermott Av MOOROOLBARK 3138	\$769,500	23/10/2017
2	16 Nellie Ct CHIRNSIDE PARK 3116	\$740,000	02/03/2018
3	13 Wickham Ct CHIRNSIDE PARK 3116	\$704,000	16/03/2018

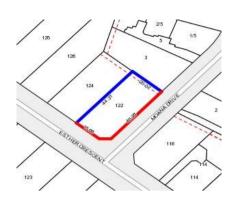
OR

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.











Indicative Selling Price \$700,000 - \$770,000 Median House Price December quarter 2017: \$735,000

Comparable Properties



23 Mcdermott Av MOOROOLBARK 3138 (REI/VG)

Price: \$769,500 Method: Private Sale Date: 23/10/2017

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- 404 2

Rooms: 4 Property Type: House (Res) Land Size: 873 sqm approx

Agent Comments



16 Nellie Ct CHIRNSIDE PARK 3116 (REI)

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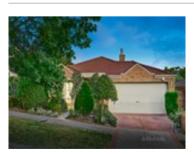
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Price: \$740,000 Method: Private Sale Date: 02/03/2018 Rooms: 4

Kooms: 4

Property Type: House Land Size: 443 sqm approx Agent Comments

Agent Comments



13 Wickham Ct CHIRNSIDE PARK 3116 (REI)

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9 2

Price: \$704,000 Method: Private Sale Date: 16/03/2018

Rooms: -

Property Type: House **Land Size:** 438 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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