

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 122 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$735,000 House 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.

	Address 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.



Rooms:
Property Type:
Agent Comments

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

Comparable Properties



23 Mcdermott Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$769,500
Method: Private Sale
Date: 23/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 873 sqm approx



16 Nellie Ct CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$740,000
Method: Private Sale
Date: 02/03/2018
Rooms: 4
Property Type: House
Land Size: 443 sqm approx



13 Wickham Ct CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$704,000
Method: Private Sale
Date: 16/03/2018
Rooms: -
Property Type: House
Land Size: 438 sqm approx