

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

1 Oak Tree Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$720,000 House X Unit Suburb Mooroolbark

Period - From 01/01/2018 to 31/12/2018 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	49 Summerhill Park Dr MOOROOLBARK 3138	\$1,150,000	23/11/2018
2	27 Kingston Way MOOROOLBARK 3138	\$1,120,000	18/12/2018
3	13 Empire Dr MOOROOLBARK 3138	\$1,055,000	26/10/2018

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: Land
Land Size: 2023 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending December 2018: \$720,000

Comparable Properties



49 Summerhill Park Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$1,150,000
Method: Private Sale
Date: 23/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 1001 sqm approx



27 Kingston Way MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$1,120,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House
Land Size: 813 sqm approx



13 Empire Dr MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$1,055,000
Method: Private Sale
Date: 26/10/2018
Rooms: -
Property Type: House
Land Size: 688 sqm approx