

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	1 Oak Tree Close, Mooroolbark Vic 3138
Including suburb and	
postcode	

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	Hou	se 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.

Ad	dress 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

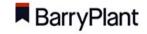
OR

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.





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







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)

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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: -

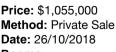
Property Type: House Land Size: 813 sqm approx

13 Empire Dr MOOROOLBARK 3138 (REI)









Rooms: -

Property Type: House Land Size: 688 sqm approx

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Agent Comments

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