

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	16 Mountain Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$925,000

Median sale price

Median price	\$730,000	Hou	ise X	Unit		Suburb	Mooroolbark
Period - From	01/07/2017	to	30/06/2018		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		
2		
3		

OR

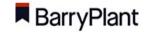
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1511 sqm approx

Agent Comments

Indicative Selling Price \$925,000 Median House Price Year ending June 2018: \$730,000

Comparable Properties



107 Taylor Rd MOOROOLBARK 3138 (REI/VG) Agent Comments

4





Price: \$922,000 **Method:** Auction Sale **Date:** 24/02/2018

Rooms: -

Property Type: House (Res) **Land Size:** 1250 sqm approx



29 Leith Rd MONTROSE 3765 (REI)

— 4





Price: \$922,000 **Method:** Private Sale **Date:** 23/04/2018

Rooms: -

Property Type: House **Land Size:** 1079 sqm approx

Agent Comments

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