

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

16 Mountain Drive, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$925,000

Median sale price

Median price

\$730,000

House

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.



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



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)

Agent Comments



Price: \$922,000

Method: Private Sale

Date: 23/04/2018

Rooms: -

Property Type: House

Land Size: 1079 sqm approx

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.