

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	2/4 Walhalla Court, Mooroolbark Vic 3138
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Indicative selling price

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

Range between	\$500,000	&	\$550,000
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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	4/19 Newman Rd CROYDON 3136	\$547,000	06/03/2018
2	2/51 Cambridge Rd MOOROOLBARK 3138	\$532,000	31/01/2018
3	3/11 Wordsworth St MOOROOLBARK 3138	\$521,500	21/12/2017

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.



 3  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
December quarter 2017: \$735,000

Comparable Properties



4/19 Newman Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$547,000
Method: Private Sale
Date: 06/03/2018
Rooms: 3
Property Type: Unit



2/51 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  1  2

Price: \$532,000
Method: Private Sale
Date: 31/01/2018
Rooms: 3
Property Type: House (Res)



3/11 Wordsworth St MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  1  2

Price: \$521,500
Method: Private Sale
Date: 21/12/2017
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 237 sqm approx