

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

9 Adriana Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Mooroolbark

Period - From 01/01/2020

to 31/12/2020

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	8/4 Palm Gr KILSYTH 3137	\$550,000	11/12/2020
2	9A Terrigal Cr KILSYTH 3137	\$549,950	20/11/2020
3	4/19 Newman Rd CROYDON 3136	\$540,000	04/11/2020

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.~~

This Statement of Information was prepared on:

12/04/2021 14:08



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2020: \$585,000

Comparable Properties

8/4 Palm Gr KILSYTH 3137 (REI/VG)

Agent Comments

 2  1  -

Price: \$550,000

Method: Private Sale

Date: 11/12/2020

Property Type: Unit

9A Terrigal Cr KILSYTH 3137 (VG)

Agent Comments

 2  -  -

Price: \$549,950

Method: Sale

Date: 20/11/2020

Property Type: House - Attached House N.E.C.

Land Size: 168 sqm approx



4/19 Newman Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$540,000

Method: Private Sale

Date: 04/11/2020

Property Type: Unit

Land Size: 181 sqm approx