

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

5 Tiverton Circuit, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$675,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/07/2019

to

30/09/2019

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	25 Selina Av MOOROOLBARK 3138	\$766,000	04/06/2019
2	96 Eucalypt Dr LILYDALE 3140	\$755,000	22/05/2019
3	8 Cheriton Dr MOOROOLBARK 3138	\$715,000	06/06/2019

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:

22/10/2019 16:24



Property Type: Land
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2019: \$675,000

Comparable Properties



25 Selina Av MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$766,000
Method: Private Sale
Date: 04/06/2019
Property Type: House
Land Size: 858 sqm approx



96 Eucalypt Dr LILYDALE 3140 (REI/VG) **Agent Comments**



Price: \$755,000
Method: Private Sale
Date: 22/05/2019
Property Type: House
Land Size: 862 sqm approx



8 Cheriton Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$715,000
Method: Private Sale
Date: 06/06/2019
Rooms: 6
Property Type: House
Land Size: 865 sqm approx