

Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

### 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

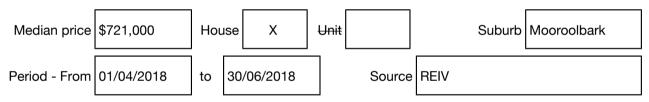
9 Campbell Street, Mooroolbark Vic 3138

#### Indicative selling price

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

Single price \$320,000

#### Median sale price



#### 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	3a Hawthory Rd KILSYTH 3137	\$411,007	10/06/2018
2	67a Hawthory Rd MOOROOLBARK 3138	\$387,000	28/03/2018
3	29 Longfellow Av MOOROOLBARK 3138	\$375,000	10/05/2018

#### 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.

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propertydata

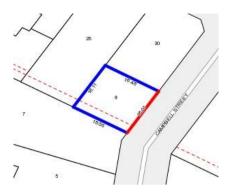
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



9 Campbell Street, Mooroolbark Vic 3138







Rooms: Property Type: Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

> Indicative Selling Price \$320,000 Median House Price June quarter 2018: \$721,000

## **Comparable Properties**

	3a Hawthory Rd KILSYTH 3137 (REI/VG) 🛏 - 🙀 - 🏠 -	Agent Comments
Lot 2 435m2	Price: \$411,007 Method: Private Sale Date: 10/06/2018 Rooms: 1 Property Type: Land Land Size: 435 sqm approx	
	67a Hawthory Rd MOOROOLBARK 3138 (REI/VG) I	Agent Comments
	Price: \$387,000 Method: Private Sale Date: 28/03/2018 Rooms: 1	
	Property Type: Land Land Size: 384 sqm approx	
	29 Longfellow Av MOOROOLBARK 3138 (REI/VG) I - I - I - I - I - I - I - I - I - I -	Agent Comments
385sqm	Price: \$375,000	
14200	Method: Private Sale Date: 10/05/2018	
	Rooms: -	
	Property Type: Land	
	Land Size: 385 sqm approx	

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