

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

Median price \$721,000

House

X

Unit

Suburb

Mooroolbark

Period - From 01/04/2018

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 | 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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



3a Hawthory Rd KILSYTH 3137 (REI/VG)

Agent Comments



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)

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)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 10/05/2018

Rooms: -

Property Type: Land

Land Size: 385 sqm approx