

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

25 Nathan Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$970,000

&

\$1,060,000

Median sale price

Median price \$720,000

House

X

Unit

Suburb Mooroolbark

Period - From 01/01/2017

to

31/12/2017

Source REIV

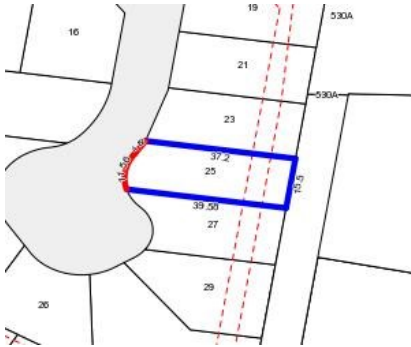
Comparable property sales (*Delete A or B below as applicable)

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	45 Norris Cirt CROYDON 3136	\$1,060,000	30/01/2018
2	44 Norris Cirt CROYDON 3136	\$1,020,000	27/01/2018
3	13 Millard St CROYDON 3136	\$970,000	31/08/2017

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.



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



45 Norris Cirt CROYDON 3136 (REI)

Agent Comments



Price: \$1,060,000

Method: Sold Before Auction

Date: 30/01/2018

Rooms: -

Property Type: House



44 Norris Cirt CROYDON 3136 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 27/01/2018

Rooms: 5

Property Type: House

Land Size: 540 sqm approx



13 Millard St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 31/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 400 sqm approx