

#### 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	8 Cheriton Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$715,000	Hou	ise X	Unit		Suburb	Mooroolbark
Period - From	01/04/2018	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Crown Point Ridg CHIRNSIDE PARK 3116	\$755,000	24/04/2019
2	17 Alawara Dr MOOROOLBARK 3138	\$750,000	19/02/2019
3	4 Wyuna Wlk MOOROOLBARK 3138	\$706,000	06/03/2019

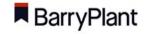
#### OR

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.





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Rooms:

Property Type: Land Land Size: 865 sqm approx

**Agent Comments** 

Indicative Selling Price \$729,950 Median House Price Year ending March 2019: \$715,000

## Comparable Properties



4 Crown Point Ridg CHIRNSIDE PARK 3116

(REI)

6

**.** :

Price: \$755,000 Method: Private Sale Date: 24/04/2019 Rooms: 9

Property Type: House Land Size: 887 sqm approx **Agent Comments** 

**Agent Comments** 



17 Alawara Dr MOOROOLBARK 3138 (REI/VG) Agent Comments

**=**| 4







**Price:** \$750,000 **Method:** Private Sale **Date:** 19/02/2019

Rooms: -

Property Type: House Land Size: 860 sqm approx



4 Wyuna Wik MOOROOLBARK 3138 (REI/VG)

**₽** 2

**Price:** \$706,000 **Method:** Private Sale **Date:** 06/03/2019

Rooms: -

**Property Type:** House **Land Size:** 877 sqm approx

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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.

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