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 | 6 Demartini Close, Mooroolbark Vic 3138 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$550,000 & \$600,000 | Range between | \$550,000 | & | \$600,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$587,000 | Pro | perty Type | Unit | | Suburb | Mooroolbark |
|---------------|------------|-----|------------|------|--------|--------|-------------|
| Period - From | 01/04/2020 | to | 31/03/2021 | | 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

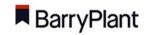
| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 4 Shamsi CI KILSYTH 3137 | \$595,500 | 14/04/2021 |
| 2 | 18 Hawthory Rd KILSYTH 3137 | \$591,500 | 03/03/2021 |
| 3 | 1/147 Lincoln Rd CROYDON 3136 | \$585,000 | 14/12/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 18/05/2021 11:42 |
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Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending March 2021: \$587,000

Comparable Properties

4 Shamsi CI KILSYTH 3137 (REI)

Price: \$595,500 Method: Private Sale Date: 14/04/2021

Property Type: Townhouse (Res)

Agent Comments



18 Hawthory Rd KILSYTH 3137 (REI/VG)

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Price: \$591,500 Method: Private Sale Date: 03/03/2021

Property Type: House (Res) Land Size: 101 sqm approx

Agent Comments

1/147 Lincoln Rd CROYDON 3136 (VG)

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Price: \$585.000 Method: Sale Date: 14/12/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



