

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

6 Demartini Close, Mooroolbark Vic 3138

Indicative selling price

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

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

Median sale price

Median price

\$587,000

Property 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	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 comparable properties 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



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending March 2021: \$587,000

Comparable Properties

4 Shamsi CI KILSYTH 3137 (REI)

Agent Comments



Price: \$595,500
Method: Private Sale
Date: 14/04/2021
Property Type: Townhouse (Res)



18 Hawthory Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$591,500
Method: Private Sale
Date: 03/03/2021
Property Type: House (Res)
Land Size: 101 sqm approx

1/147 Lincoln Rd CROYDON 3136 (VG)

Agent Comments



Price: \$585,000
Method: Sale
Date: 14/12/2020
Property Type: Flat/Unit/Apartment (Res)