

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	123 Esther Crescent, Mooroolbark Vic 3138
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Indicative selling price

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

Single price \$699,950

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	42 Orrong Rd MOOROOLBARK 3138	\$720,000	09/04/2018
2	122 Manchester Rd MOOROOLBARK 3138	\$720,000	19/05/2018
3	36 Meadowlark La MOOROOLBARK 3138	\$710,000	23/04/2018

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 870 sqm approx
Agent Comments

Indicative Selling Price
\$699,950
Median House Price
June quarter 2018: \$721,000

Comparable Properties



42 Orrong Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**

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Price: \$720,000
Method: Private Sale
Date: 09/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 871 sqm approx



122 Manchester Rd MOOROOLBARK 3138 (REI) **Agent Comments**

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Price: \$720,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 865 sqm approx



36 Meadowlark La MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 3  2  1

Price: \$710,000
Method: Private Sale
Date: 23/04/2018
Rooms: -
Property Type: House
Land Size: 876 sqm approx