

## 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

68 Greenslopes Drive, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$648,000

House

X

Unit

Suburb

Mooroolbark

Period - From

01/04/2019

to

30/06/2019

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.

	Address of comparable property	Price	Date of sale
1	79 Kipling Av MOOROOLBARK 3138	\$605,500	31/07/2019
2	113 Manchester Rd MOOROOLBARK 3138	\$570,006	06/05/2019
3	20 Swinburne Av MOOROOLBARK 3138	\$558,500	19/03/2019

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.

68 Greenslopes Drive, Mooroolbark Vic 3138

Miles Howell

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**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

June quarter 2019: \$648,000



 3    1    1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 434 sqm approx

Agent Comments

## Comparable Properties



**79 Kipling Av MOOROOLBARK 3138 (REI)**

Agent Comments

 3    1    2

**Price:** \$605,500

**Method:** Private Sale

**Date:** 31/07/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 382 sqm approx



**113 Manchester Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$570,006

**Method:** Private Sale

**Date:** 06/05/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 420 sqm approx



**20 Swinburne Av MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$558,500

**Method:** Private Sale

**Date:** 19/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 427 sqm approx