

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	4 Loupie Street, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

&	\$510,000
	&

Median sale price

Median price	\$581,500	Hou	Ise	Unit	Х	Suburb	Mooroolbark
Period - From	01/10/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	5/30 Liverpool Rd KILSYTH 3137	\$520,000	18/12/2018
2	4/89 Liverpool Rd KILSYTH 3137	\$505,000	25/09/2018
3	2 English CI MOOROOLBARK 3138	\$482,150	15/01/2019

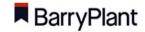
OR

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: House (Res) **Land Size:** 252 sqm approx

Agent Comments

Indicative Selling Price \$470,000 - \$510,000 Median Unit Price December quarter 2018: \$581,500

Comparable Properties



5/30 Liverpool Rd KILSYTH 3137 (REI/VG)

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Price: \$520,000 Method: Private Sale Date: 18/12/2018

Rooms: -

Property Type: Unit

Land Size: 200 sqm approx

Agent Comments



4/89 Liverpool Rd KILSYTH 3137 (REI/VG)

2







Price: \$505,000 Method: Private Sale Date: 25/09/2018 Rooms: 3

Property Type: Unit

Agent Comments



2 English CI MOOROOLBARK 3138 (REI)





Price: \$482,150 Method: Private Sale Date: 15/01/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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





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