

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

4 Boyd Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$710,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2020

to

30/09/2020

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	18 Edward Rd CHIRNSIDE PARK 3116	\$920,000	18/06/2020
2	8 Huntingdale Dr CHIRNSIDE PARK 3116	\$900,000	16/05/2020
3	105 Landscape Dr MOOROOLBARK 3138	\$870,000	30/04/2020

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:

21/10/2020 12:21

4 Boyd Close, Mooroolbark Vic 3138

Christopher Clerke

03 9725 0000

0459 101 811

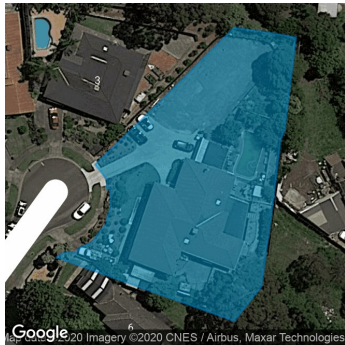
chrisclerke@methven.com.au

Indicative Selling Price

\$870,000 - \$920,000

Median House Price

September quarter 2020: \$710,000



 4  2  3

Property Type: House

Land Size: 1313 sqm approx

Agent Comments

Comparable Properties



18 Edward Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 5  3  6

Price: \$920,000

Method: Private Sale

Date: 18/06/2020

Property Type: House

Land Size: 922 sqm approx



8 Huntingdale Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments

 4  -  -

Price: \$900,000

Method: Sale

Date: 16/05/2020

Property Type: House (Res)

Land Size: 866 sqm approx



105 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  6

Price: \$870,000

Method: Private Sale

Date: 30/04/2020

Property Type: House (Res)

Land Size: 869 sqm approx

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