

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	9a Carolanne Court, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$735,000	Hou	se X	Unit		Suburb	Mooroolbark
Period - From	01/10/2017	to	31/12/2017		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.

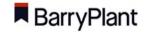
Ad	dress of comparable property	Price	Date of sale
1	343 Hull Rd MOOROOLBARK 3138	\$619,000	02/11/2017
2	23 Corrong Cr MOOROOLBARK 3138	\$601,178	29/12/2017
3	31 Sheldon Av MOOROOLBARK 3138	\$595,000	20/09/2017

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.















Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$619,990 **Median House Price** December quarter 2017: \$735,000

Comparable Properties



343 Hull Rd MOOROOLBARK 3138 (REI/VG)





Price: \$619,000 Method: Private Sale Date: 02/11/2017 Rooms: 4

Property Type: House Land Size: 370 sqm approx **Agent Comments**



23 Corrong Cr MOOROOLBARK 3138 (REI)



Price: \$601,178 Method: Private Sale Date: 29/12/2017 Rooms: 4

Property Type: House

Land Size: 401 sqm approx

Agent Comments



31 Sheldon Av MOOROOLBARK 3138 (REI/VG) Agent Comments





Price: \$595,000 Method: Private Sale Date: 20/09/2017

Rooms: -

Property Type: House (Res) Land Size: 385 sqm approx

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





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