

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

9a Carolanne Court, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$619,990

Median sale price

Median price \$735,000

House

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.

	Address 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)

Agent Comments



Price: \$619,000
Method: Private Sale
Date: 02/11/2017
Rooms: 4
Property Type: House
Land Size: 370 sqm approx



23 Corrong Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$601,178
Method: Private Sale
Date: 29/12/2017
Rooms: 4
Property Type: House
Land Size: 401 sqm approx



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