

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	22a Chevalier Crescent, Mooroolbark Vic 3138
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$723,000	House	X	Unit		Suburb	Mooroolbark
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

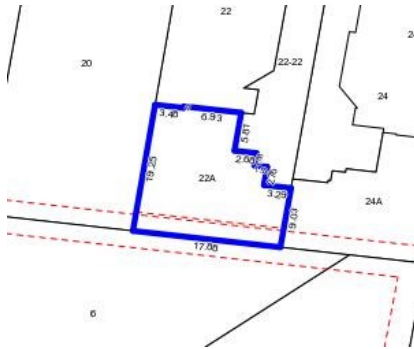
Comparable property sales (*Delete A or B below as applicable)

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	55a Blackburn Rd MOOROOLBARK 3138	\$660,000	30/07/2017
2	13 Cosy PI LILYDALE 3140	\$631,500	03/08/2017
3	8/75 Victoria Rd CHIRNSIDE PARK 3116	\$610,000	07/09/2017

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
\$600,000 - \$660,000
Median House Price
September quarter 2017: \$723,000

Comparable Properties



55a Blackburn Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$660,000
Method: Private Sale
Date: 30/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 394 sqm approx



13 Cosy Pl LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$631,500
Method: Private Sale
Date: 03/08/2017
Rooms: 5
Property Type: House



8/75 Victoria Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$610,000
Method: Private Sale
Date: 07/09/2017
Rooms: 5
Property Type: Unit