

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Peter Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$760,000 & \$795,000

Median sale price

Median price \$685,000

Property Type House

Suburb Mooroolbark

Period - From 01/07/2018

to 30/06/2019

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.~~

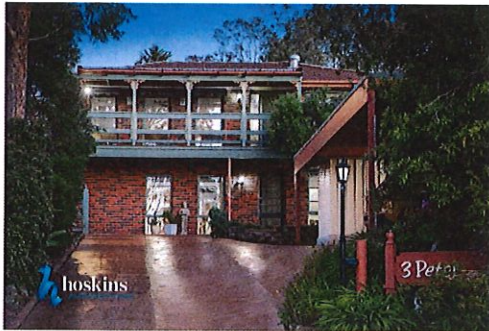
Address of comparable property		Price	Date of sale
1	7 Fiona Ct MOOROOLBARK 3138	\$797,000	01/08/2019
2	189 Hayrick La MOOROOLBARK 3138	\$760,000	26/06/2019
3			

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:

16/09/2019



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Property Type: House (Previously Occupied - Detached)
Land Size: 1211 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$795,000
Median House Price
Year ending June 2019: \$685,000

Comparable Properties

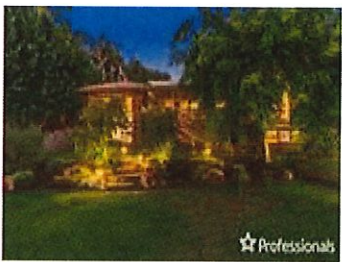


7 Fiona Ct MOOROOLBARK 3138 (REI)

Agent Comments

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Price: \$797,000
Method: Private Sale
Date: 01/08/2019
Property Type: House
Land Size: 1158 sqm approx



189 Hayrick La MOOROOLBARK 3138 (REI)

Agent Comments

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Price: \$760,000
Method: Private Sale
Date: 26/06/2019
Property Type: House
Land Size: 1234 sqm approx

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.