

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

10 Chevalier Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$795,000

&

\$874,500

Median sale price

Median price \$821,550

Property Type House

Suburb Mooroolbark

Period - From 01/04/2021

to 30/06/2021

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	19 Chinook Cr MOOROOLBARK 3138	\$880,000	30/06/2021
2	29 Vista Dr CHIRNSIDE PARK 3116	\$821,500	28/05/2021
3	13 Williams Rd MOOROOLBARK 3138	\$791,500	07/04/2021

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:

05/09/2021 10:33



Property Type:
Divorce/Estate/Family Transfers
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$874,500
Median House Price
June quarter 2021: \$821,550

Comparable Properties



19 Chinook Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: House (Res)
Land Size: 865 sqm approx



29 Vista Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$821,500
Method: Private Sale
Date: 28/05/2021
Property Type: House
Land Size: 905 sqm approx



13 Williams Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$791,500
Method: Private Sale
Date: 07/04/2021
Property Type: House
Land Size: 866 sqm approx