

# 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

28 Dunoon Street, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$650,000

### Median sale price

Median price \$648,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2019 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	3/155 Lincoln Rd CROYDON 3136	\$650,000	06/05/2019
2	2a Alamein Av KILSYTH 3137	\$631,500	12/09/2019
3	323a Hull Rd MOOROOLBARK 3138	\$620,000	03/05/2019

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:

02/10/2019 14:47

28 Dunoon Street, Mooroolbark Vic 3138



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**Indicative Selling Price**

\$620,000 - \$650,000

**Median House Price**

June quarter 2019: \$648,000



**Property Type:** House

**Land Size:** 390 sqm approx

Agent Comments

## Comparable Properties



3/155 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 06/05/2019

**Property Type:** Unit

**Land Size:** 224 sqm approx



2a Alamein Av KILSYTH 3137 (REI)

Agent Comments



**Price:** \$631,500

**Method:** Private Sale

**Date:** 12/09/2019

**Property Type:** House

**Land Size:** 482 sqm approx



323a Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 03/05/2019

**Rooms:** 6

**Property Type:** House

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.