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	28 Dunoon Street, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$620,000 & \$650,000	Range between	\$620,000	&	\$650,000
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Median sale price

Median price	\$648,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

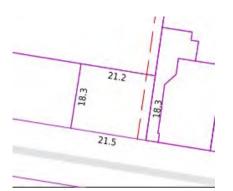
This Statement of Information was prepared on:	02/10/2019 14:47





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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)



Price: \$650,000 Method: Private Sale Date: 06/05/2019 Property Type: Unit Land Size: 224 sqm approx

Agent Comments



2a Alamein Av KILSYTH 3137 (REI)





Price: \$631,500 Method: Private Sale Date: 12/09/2019 Property Type: House Land Size: 482 sqm approx Agent Comments



323a Hull Rd MOOROOLBARK 3138 (REI/VG)





Price: \$620.000 Method: Private Sale Date: 03/05/2019

Rooms: 6

Property Type: House

Agent Comments

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



