

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

79 Landscape Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$739,000 Property Type House Suburb Mooroolbark

Period - From 01/10/2019 to 31/12/2019 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	2 Rome Tce MOOROOLBARK 3138	\$875,000	09/12/2019
2	68 Partridge Way MOOROOLBARK 3138	\$860,000	06/02/2020
3	3 Partridge Way MOOROOLBARK 3138	\$851,300	04/11/2019

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:

21/04/2020 13:00

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Indicative Selling Price

\$820,000 - \$870,000

Median House Price

December quarter 2019: \$739,000



Property Type:

Agent Comments

Comparable Properties



2 Rome Tce MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 09/12/2019

Rooms: 7

Property Type: House

Land Size: 728 sqm approx



68 Partridge Way MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 06/02/2020

Property Type: House

Land Size: 864 sqm approx



3 Partridge Way MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$851,300

Method: Private Sale

Date: 04/11/2019

Property Type: House

Land Size: 879 sqm approx