Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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	Pro	perty 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

		1 1100	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

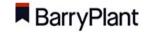
OR

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



Date of sale



Sarah Savio 03 9735 3300 0434 639 996 ssavio@barryplant.com.au

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)

Price: \$875,000 Method: Private Sale Date: 09/12/2019

Rooms: 7

Property Type: House Land Size: 728 sqm approx **Agent Comments**



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)

Price: \$851,300 Method: Private Sale Date: 04/11/2019 Property Type: House Land Size: 879 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



