Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

22 Chevalier Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$530,000 & \$570,000	\$570,000
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Median sale price

Median price	\$675,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/07/2019	to	30/09/2019		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

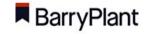
Add	dress of comparable property	Price	Date of sale
1	44 Bimbadeen Dr MOOROOLBARK 3138	\$570,000	03/06/2019
2	31 Sugarloaf Dr CHIRNSIDE PARK 3116	\$557,000	14/06/2019
3	64a Edward Rd CHIRNSIDE PARK 3116	\$555,000	25/06/2019

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:	28/11/2019 09:55













Property Type: House (Previously

Occupied - Detached) **Land Size:** 858 sqm approx

Agent Comments

Indicative Selling Price \$530,000 - \$570,000 Median House Price September quarter 2019: \$675,000

Comparable Properties



44 Bimbadeen Dr MOOROOLBARK 3138

(REI/VG)

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Agent Comments

Price: \$570,000 Method: Private Sale Date: 03/06/2019 Property Type: House Land Size: 374 sqm approx

31 Sugarloaf Dr CHIRNSIDE PARK 3116

(REI/VG)

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Price: \$557,000 Method: Private Sale Date: 14/06/2019 Property Type: House Land Size: 403 sqm approx Agent Comments

64a Edward Rd CHIRNSIDE PARK 3116 (REI/VG)







Price: \$555,000 Method: Private Sale Date: 25/06/2019 Property Type: House Land Size: 428 sqm approx Agent Comments

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



