

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

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

Median sale price

Median price

\$675,000

Property 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	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 comparable properties 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)

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)

Agent Comments



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



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

Agent Comments



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