

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 5 Dennis Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$735,000

House

X

Unit

Suburb

Mooroolbark

Period - From 01/10/2017

to

31/12/2017

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	20 Margaret St KILSYTH 3137	\$760,000	15/10/2017
2	75 Lancaster Rd MOOROOLBARK 3138	\$750,000	30/01/2018
3	6 Willow Ct KILSYTH 3137	\$710,000	13/02/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1132 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

December quarter 2017: \$735,000

Comparable Properties



20 Margaret St KILSYTH 3137 (VG)

Agent Comments



Price: \$760,000

Method: Sale

Date: 15/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 870 sqm approx



75 Lancaster Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 30/01/2018

Rooms: 4

Property Type: House (Res)

Land Size: 878 sqm approx



6 Willow Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 13/02/2018

Rooms: 4

Property Type: House

Land Size: 872 sqm approx