

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

1 Charlotte Place, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price

\$570,000

Property Type

Unit

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	2/6 Swinburne Av MOOROOLBARK 3138	\$512,000	13/09/2019
2	4/51 Cambridge Rd MOOROOLBARK 3138	\$482,000	11/06/2019
3	11 Shirley St MOOROOLBARK 3138	\$460,000	07/06/2019

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:

19/11/2019 12:16



Property Type: House (Previously Occupied - Detached)

Land Size: 270 sqm approx

Agent Comments

Comparable Properties



2/6 Swinburne Av MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$512,000

Method: Private Sale

Date: 13/09/2019

Rooms: 3

Property Type: Unit

Land Size: 171 sqm approx



4/51 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$482,000

Method: Private Sale

Date: 11/06/2019

Rooms: 4

Property Type: Unit

11 Shirley St MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 07/06/2019

Property Type: Flat/Unit/Apartment (Res)