Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Ashton Avenue, Mooroolbark Vic 3138
2

Indicative selling price

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

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

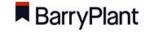
Add	dress of comparable property	Price	Date of sale
1	7 Yarraridge Dr CHIRNSIDE PARK 3116	\$690,000	20/08/2019
2	123 Carronvale Rd MOOROOLBARK 3138	\$685,000	12/10/2019
3	159a Maroondah Hwy CHIRNSIDE PARK 3116	\$681,000	16/09/2019

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:	22/10/2019 17:42









Indicative Selling Price \$650,000 - \$690,000 Median House Price September quarter 2019: \$675,000

Comparable Properties



7 Yarraridge Dr CHIRNSIDE PARK 3116 (REI/VG)

KEI/VG)

-3

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2

Price: \$690,000 **Method:** Private Sale **Date:** 20/08/2019

Rooms: 4

Property Type: House (Res) **Land Size:** 440 sqm approx

Agent Comments



123 Carronvale Rd MOOROOLBARK 3138

(REI)

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Agent Comments

Price: \$685,000 Method: Auction Sale Date: 12/10/2019 Rooms: 5

Property Type: House (Res)

159a Maroondah Hwy CHIRNSIDE PARK 3116

(REI)

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Agent Comments

Price: \$681,000 Method: Private Sale Date: 16/09/2019

Property Type: House (Res)

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



