

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

6 Charlotte Place, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$500,000 & \$550,000

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	2/9 Morelle Ct MOOROOLBARK 3138	\$540,000	04/07/2019
2	17a Croydondale Dr MOOROOLBARK 3138	\$530,000	08/07/2019
3	13/23 Lena Gr KILSYTH 3137	\$530,000	13/08/2019

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 12:32



Property Type: Townhouse
(Single)
Land Size: 235 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2019: \$570,000

Comparable Properties



2/9 Morelle Ct MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$540,000
Method: Private Sale
Date: 04/07/2019
Rooms: 8
Property Type: Unit
Land Size: 197 sqm approx



17a Croydondale Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$530,000
Method: Private Sale
Date: 08/07/2019
Rooms: 5
Property Type: Unit
Land Size: 236 sqm approx



13/23 Lena Gr KILSYTH 3137 (REI) **Agent Comments**



Price: \$530,000
Method: Private Sale
Date: 13/08/2019
Rooms: 4
Property Type: Unit
Land Size: 200 sqm approx