

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

28 Myoora Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$680,000

House

X

Unit

Suburb

Mooroolbark

Period - From

01/01/2019

to

31/03/2019

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	9 Drummer Hill La MOOROOLBARK 3138	\$880,000	28/02/2019
2	37 Kirkford Dr MOOROOLBARK 3138	\$810,000	07/01/2019
3	25 Selina Av MOOROOLBARK 3138	\$766,000	04/06/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 971 sqm approx

Agent Comments

Comparable Properties



9 Drummer Hill La MOOROOLBARK 3138 (REI) Agent Comments



Price: \$880,000

Method: Private Sale

Date: 28/02/2019

Rooms: -

Property Type: House

Land Size: 864 sqm approx



37 Kirkford Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$810,000

Method: Private Sale

Date: 07/01/2019

Rooms: -

Property Type: House

Land Size: 906 sqm approx



25 Selina Av MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$766,000

Method: Private Sale

Date: 04/06/2019

Rooms: -

Property Type: House

Land Size: 858 sqm approx