

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

123a Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$714,500 Property Type House Suburb Mooroolbark

Period - From 01/07/2019 to 30/06/2020 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 Tatiara Av CROYDON NORTH 3136	\$750,000	05/08/2020
2	3/123 Lincoln Rd CROYDON 3136	\$743,250	11/08/2020
3	3 Kiama Ct MOOROOLBARK 3138	\$735,000	07/08/2020

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:

23/09/2020 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median House Price
Year ending June 2020: \$714,500

Comparable Properties



9 Tatiara Av CROYDON NORTH 3136 (REI)

Agent Comments

 3  1  1

Price: \$750,000
Method: Sale by Tender
Date: 05/08/2020
Property Type: House



3/123 Lincoln Rd CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$743,250
Method: Private Sale
Date: 11/08/2020
Property Type: House
Land Size: 507 sqm approx



3 Kiama Ct MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$735,000
Method: Private Sale
Date: 07/08/2020
Property Type: House
Land Size: 1099 sqm approx