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	123a Esther Crescent, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,00	00 &	\$760,000	
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Median sale price

Median price	\$714,500	Pro	perty 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

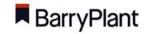
Add	dress of comparable property	Price	Date of sale
1	9 Tatiara Av CROYDON NORTH 3136	\$750,000	05/08/2020
2	3/123 Lincoln Rd CROYDON 3136	\$743,250	11/08/2020
3	3 Kiama Ct MOOROOLBARK 3138	\$735,000	07/08/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

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Agent Comments

Price: \$750,000 Method: Sale by Tender

Date: 05/08/2020 Property Type: House



3/123 Lincoln Rd CROYDON 3136 (REI)

-3







Agent Comments

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



3 Kiama Ct MOOROOLBARK 3138 (REI)

•=4







Agent Comments

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

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



