

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

7 Paris Court, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$730,000

Property Type House

Suburb Mooroolbark

Period - From 01/10/2019

to

30/09/2020

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	39 Tiverton Cirt MOOROOLBARK 3138	\$920,000	21/07/2020
2	39 Larbert Rd MOOROOLBARK 3138	\$910,000	12/08/2020
3	15 Eucalypt Dr LILYDALE 3140	\$895,000	26/06/2020

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:

21/10/2020 11:43



 4  2  2

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median House Price

Year ending September 2020: \$730,000

Comparable Properties



39 Tiverton Cirt MOOROOLBARK 3138 (REI)

Agent Comments

 4  2  2

Price: \$920,000

Method: Private Sale

Date: 21/07/2020

Property Type: House (Res)

Land Size: 510 sqm approx



39 Larbert Rd MOOROOLBARK 3138 (REI)

Agent Comments

 5  3  2

Price: \$910,000

Method: Private Sale

Date: 12/08/2020

Property Type: House

Land Size: 641 sqm approx



15 Eucalypt Dr LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$895,000

Method: Private Sale

Date: 26/06/2020

Rooms: 7

Property Type: House

Land Size: 1062 sqm approx