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 betweer | \$870,000 | | & | | \$930,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$730,000 | Pro | operty Type | Hou | se | | Suburb | Mooroolbark | | |
| Period - From | 01/10/2019 | to | 30/09/2020 | | So | urce | 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.

| Add | dress 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









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



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





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)



Price: \$895,000 Method: Private Sale Date: 26/06/2020 Rooms: 7 Property Type: House Land Size: 1062 sqm approx Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.