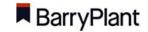
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	erty offered for	sale					
Address Including suburb and postcode		26 Old Kent Road, Mooroolbark Vic 3138					
Indica	ative selling pri	ce					
For the	e meaning of this	price see co	onsumer.vic.gov.au/	underquoti	ing		
Rang	ge between \$650,	.000	\$715,000				
Media	an sale price						
Median price \$723,000		00 F	Property Type House Subi			urb Mooroolbark	
Period - From 01/01/2		2020 to	31/12/2020	Sou	urce REIV	1	
Comp	parable property	y sales (*D	Delete A or B belo	w as app	licable)		
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							
2							
3							
OR							
В*	The estate agent or agent's representative reasonably believes that fewer than three coproperties were sold within two kilometres of the property for sale in the last six months						•
		This Statement of Information was prepared on:				09/03/2021 10:25	





Nathan Hick 03 9725 9855 0433 894 433 nhick@barryplant.com.au

Indicative Selling Price \$650,000 - \$715,000 Median House Price

Year ending December 2020: \$723,000





Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



