

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

4 Naroo Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$649,000 & \$680,000

Median sale price

Median price \$725,000 House X Unit Suburb Mooroolbark

Period - From 01/10/2017 to 30/09/2018 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	1 Devon Wlk MOOROOLBARK 3138	\$670,000	30/11/2018
2	72a Greenslopes Dr MOOROOLBARK 3138	\$655,000	06/10/2018
3	12 Wyuna Wlk MOOROOLBARK 3138	\$651,000	02/01/2019

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 948 sqm approx

Agent Comments

Indicative Selling Price

\$649,000 - \$680,000

Median House Price

Year ending September 2018: \$725,000

Comparable Properties



1 Devon Wlk MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$670,000

Method: Private Sale

Date: 30/11/2018

Rooms: 4

Property Type: House

Land Size: 896 sqm approx



72a Greenslopes Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 4  2  2

Price: \$655,000

Method: Auction Sale

Date: 06/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 555 sqm approx



12 Wyuna Wlk MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$651,000

Method: Private Sale

Date: 02/01/2019

Rooms: -

Property Type: House

Land Size: 853 sqm approx