

## Statement of Information for Residential Property

Indicative selling price: \$570,000 - \$620,000



24 Charlwood Drive, Mooroolbark

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## Comparable Properties

Property Address	Sale Date	Land Size				Price
71a Pembroke Rd, Mooroolbark	7/03/2017	350 sq m	3	2	2	\$610,000
21 Blackburn Rd, Mooroolbark	9/01/2017	496 sq m	4	1	2	\$580,000
59a Taylor Rd, Mooroolbark	16/12/2016	449 sq m	3	1	2	\$590,000

**Median House Price: \$621,500**

January 2017 Quarter

Source: Real Estate Institute of Victoria (REIV), Property Data Online (PDOL)

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.

A selection of properties sold by Bell and other agencies.

3/05/2017