

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	23 Nambour Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$520,000	&	\$570,000
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Median sale price

Median price	\$685,000	Hou	ıse X	Unit		Suburb	Mooroolbark
Period - From	01/07/2018	to	30/06/2019		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.

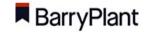
Address of comparable property Price Date of sale 1 44 Bimbadeen Dr MOOROOLBARK 3138 \$570,000 03/06/2019 2 26a Dunoon St MOOROOLBARK 3138 \$538,000 12/02/2019 3 13 Erskine Ridg MOOROOLBARK 3138 \$520,000 31/05/2019

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.















Rooms:

Property Type: House Land Size: 393 sqm approx

Agent Comments

Indicative Selling Price \$520,000 - \$570,000 **Median House Price** Year ending June 2019: \$685,000

Comparable Properties



44 Bimbadeen Dr MOOROOLBARK 3138 (REI/VG)

1 3





Price: \$570.000 Method: Private Sale Date: 03/06/2019

Rooms: -

Property Type: House Land Size: 374 sqm approx

Agent Comments

Agent Comments

Agent Comments



26a Dunoon St MOOROOLBARK 3138

(REI/VG)







Price: \$538,000 Method: Private Sale Date: 12/02/2019 Rooms: 5

Property Type: House Land Size: 344 sqm approx

13 Erskine Ridg MOOROOLBARK 3138







Price: \$520.000 Method: Private Sale Date: 31/05/2019

Rooms: -

Property Type: House Land Size: 341 sqm approx

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





Generated: 31/07/2019 11:14