

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 23 Nambour Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$685,000 House 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.



 3  2  2

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)

Agent Comments

 3  2  1

Price: \$570,000
Method: Private Sale
Date: 03/06/2019
Rooms: -
Property Type: House
Land Size: 374 sqm approx



26a Dunoon St MOOROOLBARK 3138
 (REI/VG)

Agent Comments

 3  1  2

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
 (REI/VG)

Agent Comments

 3  1  2

Price: \$520,000
Method: Private Sale
Date: 31/05/2019
Rooms: -
Property Type: House
Land Size: 341 sqm approx