

#### 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	19 Monomeith Street, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$732,281	Hou	use X	Unit		Suburb	Mooroolbark
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Wallace Way MOOROOLBARK 3138	\$817,137	14/04/2018
2	122 Esther Cr MOOROOLBARK 3138	\$790,000	06/04/2018
3	14 High Tor MOOROOLBARK 3138	\$751,325	13/03/2018

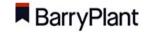
#### OR

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.





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Rooms:

Property Type: House

Land Size: 1028.201 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$799,000 **Median House Price** March quarter 2018: \$732,281

## Comparable Properties



3 Wallace Way MOOROOLBARK 3138 (REI)





Price: \$817,137 Method: Private Sale Date: 14/04/2018

Rooms: 4

Property Type: House Land Size: 1073 sqm approx

122 Esther Cr MOOROOLBARK 3138 (REI)







Price: \$790.000 Method: Private Sale Date: 06/04/2018

Rooms: 4

Property Type: House (Res) Land Size: 884 sqm approx

Agent Comments

**Agent Comments** 



14 High Tor MOOROOLBARK 3138 (REI)





Price: \$751,325 Method: Private Sale Date: 13/03/2018

Rooms: 1

Property Type: Land Land Size: 831 sqm approx **Agent Comments** 

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





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