

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 19 Monomeith Street, Mooroolbark Vic 3138

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$732,281 House 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.

	Address 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.



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)

Agent Comments



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)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 06/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 884 sqm approx



14 High Tor MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$751,325
Method: Private Sale
Date: 13/03/2018
Rooms: 1
Property Type: Land
Land Size: 831 sqm approx