

.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 12A Monomeith Street, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$600,000 & \$660,000

Median sale price

Median price \$570,000 Property type Unit Suburb Mooroolbark

Period - From 1/7/2019 to 30/9/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

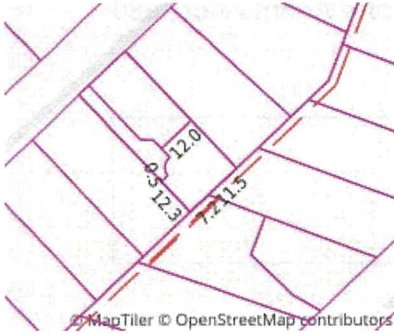
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/28 Monomeith Street, MOOROOLBARK 3138	\$652,550	15/7/2019
247a Manchester Road, MOOROOLBARK 3138	\$630,000	24/10/2019
6/29 Karingal Street, CROYDON NORTH	\$610,000	23/10/2019

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.

This Statement of Information was prepared on: 10/12/2019 11:16



Property Type: Land
Land Size: 324 sqm approx
Agent Comments:

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
September quarter 2019: \$570,000

Comparable Properties



1/28 Monomeith St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$652,550
Method: Private Sale
Date: 15/07/2019
Rooms: 4
Property Type: Unit
Land Size: 275 sqm approx



247a Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 24/10/2019
Property Type: House
Land Size: 466 sqm approx



6/29 Karingal St CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 23/10/2019
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 199 sqm approx