

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

2/13-15 Mount View Parade 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Mooroolbark

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

2/4 David Drive Mooroolbark VIC 3138	\$550,000	05-Apr-20
12/15 Cambridge Road Mooroolbark VIC 3138	\$553,000	26-May-20
3/11 Andrew Street Mooroolbark VIC 3138	\$610,000	31-Jan-20

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 6 months.~~

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2/4 David Drive Mooroolbark VIC 3138

Sold Price **\$550,000** Sold Date **05-Apr-20**

 2  1  1

Distance **2.19km**



12/15 Cambridge Road Mooroolbark VIC 3138

Sold Price **\$553,000** Sold Date **26-May-20**

 2  1  1

Distance **0.46km**



3/11 Andrew Street Mooroolbark VIC 3138

Sold Price **\$610,000** Sold Date **31-Jan-20**

 2  -  -

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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