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	98 Manchester Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $720,000 House X ~~Unit~~ Suburb Mooroolbark

Period - From 01/01/2017 to 31/12/2017 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	8 Vicki St CROYDON 3136	$845,000	03/02/2018
2	15a Todd Ct CROYDON 3136	$840,000	01/02/2018
3	3 Uralla Ct MOOROOLBARK 3138	$800,000	12/02/2018

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending December 2017: $720,000

Comparable Properties



8 Vicki St CROYDON 3136 (REI)

3 2 2

Price: $845,000
Method: Auction Sale
Date: 03/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 969 sqm approx

Agent Comments



15a Todd Ct CROYDON 3136 (REI)

4 2 2

Price: $840,000
Method: Private Sale
Date: 01/02/2018
Rooms: 6
Property Type: House (Res)

Agent Comments



3 Uralla Ct MOOROOLBARK 3138 (REI)

3 1 1

Price: $800,000
Method: Private Sale
Date: 12/02/2018
Rooms: 4
Property Type: House
Land Size: 970 sqm approx

Agent Comments

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