

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	76 Blue Ridge Dr MOOROOLBARK 3138	\$870,000	31/07/2017
2	4 Viennese Way MOOROOLBARK 3138	\$858,000	31/08/2017
3	103 Landscape Dr MOOROOLBARK 3138	\$845,000	07/07/2017

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 (Previously Occupied - Detached)  
**Land Size:** 633 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$810,000 - \$890,000  
**Median House Price**  
September quarter 2017: \$723,000

## Comparable Properties



76 Blue Ridge Dr MOOROOLBARK 3138 (REI/VG)

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**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 31/07/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 776 sqm approx

Agent Comments  
Single level similar age



4 Viennese Way MOOROOLBARK 3138 (REI/VG)

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**Price:** \$858,000  
**Method:** Private Sale  
**Date:** 31/08/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 683 sqm approx

Agent Comments



103 Landscape Dr MOOROOLBARK 3138 (REI/VG)

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**Price:** \$845,000  
**Method:** Sold Before Auction  
**Date:** 07/07/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx

Agent Comments  
Similar age home in less comparable location but house is on larger block with pool.