

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	7 Kya-lami Rise, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$810,000	&	\$890,000

Median sale price

Median price	\$723,000	Hou	ıse X	Unit		Suburb	Mooroolbark
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

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

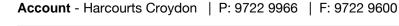
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 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.







Generated: 15/12/2017 10:35











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)





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)





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)







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.

Generated: 15/12/2017 10:35

Account - Harcourts Croydon | P: 9722 9966 | F: 9722 9600





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.