

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

10 Premier Close, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$695,000 & \$735,000

Median sale price

Median price \$616,000 Property Type Unit Suburb Mooroolbark

Period - From 16/06/2020 to 15/06/2021 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	11 Keats Rd MOOROOLBARK 3138	\$725,000	25/05/2021
2	3 Greenville St MOOROOLBARK 3138	\$735,000	13/03/2021
3	39A Dryden Conc MOOROOLBARK 3138	\$735,000	29/01/2021

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:

16/06/2021 14:41



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$695,000 - \$735,000

Median Unit Price

16/06/2020 - 15/06/2021: \$616,000

Comparable Properties



11 Keats Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 25/05/2021

Property Type: House

Land Size: 396 sqm approx



3 Greenville St MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$735,000

Method: Private Sale

Date: 13/03/2021

Property Type: House

Land Size: 301 sqm approx



39A Dryden Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 29/01/2021

Property Type: House

Land Size: 244 sqm approx