

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

9 Greenbank Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price \$732,281

House

X

Unit

Suburb Mooroolbark

Period - From 01/01/2018

to 31/03/2018

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	50 Kirkford Dr MOOROOLBARK 3138	\$850,000	25/05/2018
2	5 Partridge Way MOOROOLBARK 3138	\$825,000	17/03/2018
3	31 Kirkford Dr MOOROOLBARK 3138	\$805,000	25/01/2018

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.

9 Greenbank Drive, Mooroolbark Vic 3138



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 874 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
March quarter 2018: \$732,281

Comparable Properties



50 Kirkford Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 25/05/2018
Rooms: 8
Property Type: House
Land Size: 875 sqm approx



5 Partridge Way MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$825,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 8
Property Type: House
Land Size: 883 sqm approx



31 Kirkford Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 25/01/2018
Rooms: 6
Property Type: House
Land Size: 864 sqm approx