

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	28 Blackburn Road, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$640,000
Range betweek	\$590,000	α	\$640,000

Median sale price

Median price	\$605,000	Hou	se	Unit	х	\$	Suburb	Mooroolbark
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

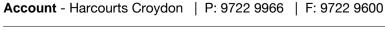
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	12 Anglo Ct MOOROOLBARK 3138	\$630,000	06/04/2018
2	13 Saxon Dr MOOROOLBARK 3138	\$620,000	26/02/2018
3	21 Orrong Rd MOOROOLBARK 3138	\$590,000	07/03/2018

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.









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Property Type: Land Land Size: 430 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$640,000 **Median Unit Price** December quarter 2017: \$605,000

Comparable Properties



12 Anglo Ct MOOROOLBARK 3138 (REI)







Price: \$630,000 Method: Private Sale Date: 06/04/2018

Rooms: 4

Property Type: House Land Size: 389 sqm approx **Agent Comments**



13 Saxon Dr MOOROOLBARK 3138 (REI)

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Price: \$620.000 Method: Private Sale Date: 26/02/2018 Rooms: 4

Property Type: House Land Size: 490 sqm approx **Agent Comments**



21 Orrong Rd MOOROOLBARK 3138 (REI)





Price: \$590,000 Method: Private Sale Date: 07/03/2018

Rooms: 4

Property Type: House Land Size: 360 sqm approx **Agent Comments**

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





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