

## 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 28 Blackburn Road, Mooroolbark Vic 3138

#### Indicative selling price

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

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

#### Median sale price

Median price \$605,000 House Unit X 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.

	Address 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.



3   1   1

**Rooms:**  
**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)**

**Agent Comments**

3   1   2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 06/04/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 389 sqm approx



**13 Saxon Dr MOOROOLBARK 3138 (REI)**

**Agent Comments**

3   1   1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 26/02/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 490 sqm approx



**21 Orrong Rd MOOROOLBARK 3138 (REI)**

**Agent Comments**

3   1   1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 07/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 360 sqm approx