

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
45 Pine Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$690,000 House X Unit Suburb Mooroolbark

Period - From 01/07/2018 to 30/09/2018 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			
2			
3			

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.

45 Pine Road, Mooroolbark Vic 3138

Graham Caulfield

03 8418 6455

0418563804

graham@sellinghomesmelbourne.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

September quarter 2018: \$690,000



Rooms:

Property Type: Land

Land Size: 2220 sqm approx

Agent Comments

Comparable Properties

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.