

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

57-69 Greenside Grove Moolap VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

*Unit

Suburb

Moolap

Period-from

to

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

21-29 Chipperfield Drive Moolap VIC 3224	\$1,070,000	23-Aug-18
101-109 Whitehorse Road Moolap VIC 3224	\$990,000	22-Sep-18
16-20 Whitehorse Road Moolap VIC 3224	\$1,100,000	04-May-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**21-29 Chipperfield Drive Moolap
VIC 3224**

4 2 4

Sold Price

\$1,070,000

Sold Date

23-Aug-18

Distance

0.23km



**101-109 Whitehorse Road Moolap
VIC 3224**

4 2 8

Sold Price

\$990,000

Sold Date

22-Sep-18

Distance

0.62km



**16-20 Whitehorse Road Moolap VIC
3224**

4 2 10

Sold Price

\$1,100,000

Sold Date

04-May-19

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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