



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

1 Paz Mews, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$566,500

House

Unit

X

Suburb

Mooroolbark

Period - From 01/01/2018

to

31/12/2018

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	3/6 Donald St CROYDON 3136	\$545,000	12/03/2019
2	9/19 Jackson St CROYDON 3136	\$515,000	15/03/2019
3	4/5 Church St KILSYTH 3137	\$505,000	05/02/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2018: \$566,500

Comparable Properties



3/6 Donald St CROYDON 3136 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 12/03/2019
Rooms: 3
Property Type: Unit



9/19 Jackson St CROYDON 3136 (REI)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 15/03/2019
Rooms: -
Property Type: Unit
Land Size: 192 sqm approx



4/5 Church St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 05/02/2019
Rooms: 3
Property Type: Unit