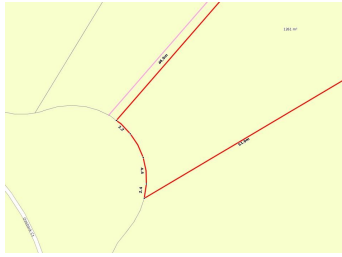


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 OAKBANK COURT, MOOROOLBARK,**

 5  2  2

**Indicative Selling Price**

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

**Price Range: \$780,000 to \$858,000**

Provided by: Ian Williams, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**MOOROOLBARK, VIC, 3138**

**Suburb Median Sale Price (House)**

**\$675,000**

01 July 2018 to 30 June 2019

Provided by: 

## 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.



**127 LANDSCAPE DR, MOOROOLBARK, VIC**

 4  2  3

**Sale Price**

**\*\$820,000**

Sale Date: 03/06/2019

Distance from Property: 463m



**11 COUNTRY CLUB DR, CHIRNSIDE PARK, VIC**

 5  2  8

**Sale Price**

**\$747,000**

Sale Date: 28/06/2019

Distance from Property: 868m



This report has been compiled on 07/08/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

14 OAKBANK COURT, MOOROOLBARK, VIC 3138

### Indicative selling price

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

Price Range: \$780,000 to \$858,000

### Median sale price

Median price

\$675,000

House

Unit

Suburb

MOOROOLBARK

Period

01 July 2018 to 30 June 2019

Source



### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

Address of comparable property	Price	Date of sale
127 LANDSCAPE DR, MOOROOLBARK, VIC 3138	*\$820,000	03/06/2019
11 COUNTRY CLUB DR, CHIRNSIDE PARK, VIC 3116	\$747,000	28/06/2019