

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

26 Sweetland Road, Mooroolbark Vic 3138

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$732,281

House

X

Unit

Suburb Mooroolbark

Period - From 01/01/2018

to

31/03/2018

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	25 Neville St MOOROOLBARK 3138	\$940,000	17/03/2018
2	8 Ricky Ct MOOROOLBARK 3138	\$850,000	04/12/2017
3	24 Sweetland Rd MOOROOLBARK 3138	\$825,000	14/04/2018

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.



Rooms:
Property Type: House
Land Size: 870 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
March quarter 2018: \$732,281

Comparable Properties



25 Neville St MOOROOLBARK 3138 (REI)



Price: \$940,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 6
Property Type: House (Res)

Agent Comments

Sold at Auction Under Hammer by Fletchers
DD08 Zoning Comparable Land Content, Quality
& Style of Property

8 Ricky Ct MOOROOLBARK 3138 (REI/VG)



Price: \$850,000
Method: Private Sale
Date: 04/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments

Quality & Land Content DD08 Zoning



24 Sweetland Rd MOOROOLBARK 3138 (REI)



Price: \$825,000
Method: Private Sale
Date: 14/04/2018
Rooms: 4
Property Type: House
Land Size: 870 sqm approx

Agent Comments

Neighbouring Property DD08 Zoning