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	26 Sweetland Road, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Trainge services Queen Que	Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$732,281	Hou	ıse	Х	Unit		Suburb	Mooroolbark
Period - From	01/01/2018	to	31/	/03/2018		Source	REIV	

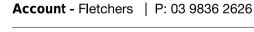
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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Rooms:

Property Type: House **Land Size:** 870 sqm approx

Agent Comments

Daniel Bolton 03 8814 3672 0450 028 743 daniel.bolton@fletchers.net.au

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

Comparable Properties



25 Neville St MOOROOLBARK 3138 (REI)

-3







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









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Price: \$850,000

Method: Private Sale Date: 04/12/2017 Rooms: -

NUUIIIS.

Property Type: House (Res) **Land Size:** 860 sqm approx

Agent Comments

Quality & Land Content DD08 Zoning





- 3 **-** 2 **4**

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

Account - Fletchers | P: 03 9836 2626





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