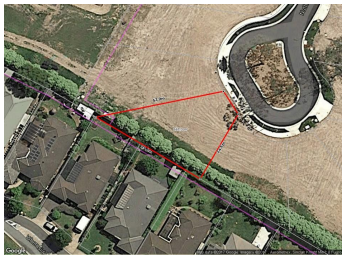
STATEMENT OF INFORMATION

24 NATHAN COURT, MOOROOLBARK, VIC 3138

PREPARED BY CUSTOMER SERVICE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 NATHAN COURT, MOOROOLBARK, VIC 4 2 2

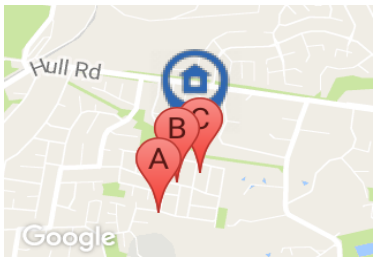
Indicative Selling Price

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

$790,000 to $869,000

Provided by: Customer Service, Ian Reid Vendor Advocates

SUBURB MEDIAN



MOOROOLBARK, VIC, 3138

Suburb Median Sale Price (House)

$640,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



16 REGENT AVE, MOOROOLBARK, VIC 3138 4 2 2

Sale Price

***$875,000**

Sale Date: 10/03/2017

Distance from Property: 619m A



63 LARBERT RD, MOOROOLBARK, VIC 3138 4 2 2

Sale Price

$765,000

Sale Date: 17/01/2017

Distance from Property: 373m B



32 KINGSTON WAY, MOOROOLBARK, VIC 4 2 2

Sale Price

$950,000

Sale Date: 15/12/2016

Distance from Property: 283m C

This report has been compiled on 18/05/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address Including suburb and postcode	24 NATHAN COURT, MOOROOLBARK, VIC 3138

Indicative selling price

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

Single Price / Range	$790,000 to $869,000

Median sale price

Median price	$640,000	House	X	Unit	
Suburb	MOOROOLBARK				
Period	01 April 2016 to 31 March 2017	Source	pricefinder		

Comparable property sales

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
16 REGENT AVE, MOOROOLBARK, VIC 3138	*$875,000	10/03/2017
63 LARBERT RD, MOOROOLBARK, VIC 3138	$765,000	17/01/2017
32 KINGSTON WAY, MOOROOLBARK, VIC 3138	$950,000	15/12/2016