

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

1/85 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$749,950

Median sale price

Median price

\$620,000

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

29/11/2020

to

28/11/2021

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	16A Diane Cr MOOROOLBARK 3138	\$740,500	18/10/2021
2	14/100 Hull Rd CROYDON 3136	\$708,000	02/09/2021
3	71 Manchester Rd MOOROOLBARK 3138	\$702,000	25/10/2021

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.~~

This Statement of Information was prepared on:

29/11/2021 13:04



Property Type:
Agent Comments

Indicative Selling Price
\$749,950
Median Townhouse Price
29/11/2020 - 28/11/2021: \$620,000

Comparable Properties



16A Diane Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$740,500
Method: Private Sale
Date: 18/10/2021
Property Type: Unit



14/100 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$708,000
Method: Private Sale
Date: 02/09/2021
Property Type: Unit
Land Size: 474 sqm approx



71 Manchester Rd MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$702,000
Method: Private Sale
Date: 25/10/2021
Property Type: House
Land Size: 372.38 sqm approx

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