Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/6 Swinburne Avenue, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000	&	\$650,000
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Median sale price

Median price	\$600,000	Pro	perty Type	Unit		Suburb	Mooroolbark
Period - From	18/05/2020	to	17/05/2021	9	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

	Address of comparable property		Date of Sale
1	50 Greenslopes Dr MOOROOLBARK 3138	\$650,000	04/05/2021
2	63 Dryden Conc MOOROOLBARK 3138	\$644,950	18/03/2021
3	7 Larbert Rd MOOROOLBARK 3138	\$625,550	17/03/2021

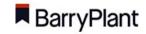
OR

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:	18/05/2021 15:13



Date of sale







Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 18/05/2020 - 17/05/2021: \$600,000

Comparable Properties



50 Greenslopes Dr MOOROOLBARK 3138

(REI)

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Price: \$650,000 Method: Private Sale Date: 04/05/2021 Property Type: House Land Size: 427 sqm approx Agent Comments



63 Dryden Conc MOOROOLBARK 3138

(REI/VG)

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Price: \$644,950
Method: Private Sale

Property Type: House (Res) **Land Size:** 359 sqm approx

Date: 18/03/2021

Agent Comments



7 Larbert Rd MOOROOLBARK 3138 (REI/VG)

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Price: \$625,550 Method: Private Sale Date: 17/03/2021 Property Type: House Land Size: 548 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



