

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

1/6 Swinburne Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Mooroolbark

Period - From 18/05/2020 to 17/05/2021 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	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



Property Type:
Agent Comments

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)

Agent Comments



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



63 Dryden Conc MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$644,950
Method: Private Sale
Date: 18/03/2021
Property Type: House (Res)
Land Size: 359 sqm approx



7 Larbert Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



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