Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

37 Swinburne Avenue, Mooroolbark Vic 3138
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Indicative selling price

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

1.6.196 201.10611 4000,000	Range between	\$690,000	&	\$730,000
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Median sale price

Median price	\$723,000	Pro	perty Type	House		Suburb	Mooroolbark
Period - From	01/01/2020	to	31/12/2020		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

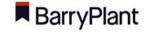
Add	dress of comparable property	Price	Date of sale
1	91a Taylor Rd MOOROOLBARK 3138	\$720,000	22/11/2020
2	59a Taylor Rd MOOROOLBARK 3138	\$700,000	08/02/2021
3	5a Kilborn Ct KILSYTH 3137	\$700,000	12/01/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2021 10:39











Property Type: Unit Land Size: 422 sqm approx

Agent Comments

Indicative Selling Price \$690,000 - \$730,000 **Median House Price** Year ending December 2020: \$723,000

Comparable Properties



91a Taylor Rd MOOROOLBARK 3138 (REI)

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Price: \$720,000 Method: Private Sale Date: 22/11/2020 Property Type: House Land Size: 484 sqm approx **Agent Comments**



59a Taylor Rd MOOROOLBARK 3138 (REI)







Price: \$700,000 Method: Private Sale Date: 08/02/2021 Property Type: House Land Size: 449 sqm approx Agent Comments



5a Kilborn Ct KILSYTH 3137 (REI)





Price: \$700.000 Method: Private Sale Date: 12/01/2021

Property Type: Townhouse (Single) Land Size: 352 sqm approx

Agent Comments

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



