

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

37 Swinburne Avenue, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$723,000

Property 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	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 comparable properties 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



 4  2  0

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)

Agent Comments

 3  2  2

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



59a Taylor Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

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



5a Kilborn Ct KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$700,000
Method: Private Sale
Date: 12/01/2021
Property Type: Townhouse (Single)
Land Size: 352 sqm approx