

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

1/31 Felix Grove, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Mooroolbark

Period - From 01/04/2023 to 31/03/2024 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	3/15 Cambridge Rd MOOROOLBARK 3138	\$490,000	22/04/2024
2	11/17-19 Ervin Rd KILSYTH 3137	\$465,000	09/05/2024
3	3/34 Plumer St CROYDON 3136	\$446,000	10/02/2024

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:

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Property Type: Unit
Land Size: 280 sqm approx
Agent Comments
Front unit in group of 4

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending March 2024: \$627,500

Comparable Properties



3/15 Cambridge Rd MOOROOLBARK 3138 (REI)

[Agent Comments](#)



Price: \$490,000
Method: Private Sale
Date: 22/04/2024
Property Type: Unit
Land Size: 139 sqm approx



11/17-19 Ervin Rd KILSYTH 3137 (REI)

[Agent Comments](#)



Price: \$465,000
Method: Private Sale
Date: 09/05/2024
Property Type: Unit



3/34 Plumer St CROYDON 3136 (REI/VG)

[Agent Comments](#)



Price: \$446,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 184 sqm approx