

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

16 Shirley Street, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$710,000

&

\$770,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Mooroolbark

Period - From

01/07/2023

to

30/09/2023

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	14 Meadowlark La MOOROOLBARK 3138	\$762,000	29/08/2023
2	48 Cambridge Rd KILSYTH 3137	\$750,500	05/05/2023
3	5 Bridges Av MOOROOLBARK 3138	\$720,000	28/09/2023

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:

20/10/2023 16:24



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$710,000 - \$770,000

Median House Price

September quarter 2023: \$850,000

Comparable Properties



14 Meadowlark La MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  2

Price: \$762,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 942 sqm approx



48 Cambridge Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  3

Price: \$750,500

Method: Private Sale

Date: 05/05/2023

Property Type: House

Land Size: 870 sqm approx



5 Bridges Av MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$720,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 961 sqm approx