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

40 Larbert Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between | $1,150,000 | & | $1,200,000

Median sale price

| Median price | $730,000 | Property Type | House | Suburb | Mooroolbark |
| Period - From | 01/10/2019 | to | 30/09/2020 | 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	7 Empire Dr MOOROOLBARK 3138	$1,065,000	17/08/2020
2	7 Kingston Way MOOROOLBARK 3138	$1,065,000	01/12/2020
3			

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: | 09/12/2020 11:52

Professionals
methven.com.au

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Property Type: Land
Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
Year ending September 2020: $730,000

Comparable Properties

7 Empire Dr MOOROOLBARK 3138 (REI/VG)

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Price: $1,065,000
Method: Private Sale
Date: 17/08/2020
Property Type: House
Land Size: 688 sqm approx

Agent Comments

7 Kingston Way MOOROOLBARK 3138 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,065,000
Method: Private Sale
Date: 01/12/2020
Rooms: 6
Property Type: House
Land Size: 578 sqm approx

Agent Comments

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.

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