

# 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

55 Tiverton Circuit, Mooroolbark Vic 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,075,000 & \$1,150,000

### Median sale price

Median price \$895,500 Property Type House Suburb Mooroolbark

Period - From 01/10/2021 to 31/12/2021 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	15 Freshfield Av MOOROOLBARK 3138	\$1,200,000	21/11/2021
2	25 Neryl Ct MOOROOLBARK 3138	\$1,145,700	28/09/2021
3	32 Larbert Rd MOOROOLBARK 3138	\$1,055,000	23/10/2021

**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:

08/03/2022 12:23

Nathan Hick  
03 9725 9855  
0433 894 433  
nhick@barryplant.com.au

**Indicative Selling Price**

\$1,075,000 - \$1,150,000

**Median House Price**

December quarter 2021: \$895,500



**Property Type:** House (Res)

**Land Size:** 509 sqm approx

**Agent Comments**

## Comparable Properties



**15 Freshfield Av MOOROOLBARK 3138 (VG)**

**Agent Comments**



**Price:** \$1,200,000

**Method:** Sale

**Date:** 21/11/2021

**Property Type:** House (Res)

**Land Size:** 742 sqm approx



**25 Neryl Ct MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**



**Price:** \$1,145,700

**Method:** Private Sale

**Date:** 28/09/2021

**Property Type:** House (Res)

**Land Size:** 525 sqm approx



**32 Larbert Rd MOOROOLBARK 3138 (VG)**

**Agent Comments**



**Price:** \$1,055,000

**Method:** Sale

**Date:** 23/10/2021

**Property Type:** House (Res)

**Land Size:** 702 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454