Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	55 Tiverton Circuit, Mooroolbark Vic 3138
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,075,000	&	\$1,150,000
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Median sale price

Median price	\$895,500	Pro	perty 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

Auc	incos of comparable property	1 1100	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

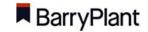
OR

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



Date of sale



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Indicative Selling Price \$1,075,000 - \$1,150,000 Median House Price

December quarter 2021: \$895,500





Agent Comments

Comparable Properties



15 Freshfield Av MOOROOLBARK 3138 (VG)

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)

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Price: \$1,145,700 **Method:** Private Sale **Date:** 28/09/2021

Property Type: House (Res) **Land Size:** 525 sqm approx

Agent Comments

Agent Comments



32 Larbert Rd MOOROOLBARK 3138 (VG)

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Price: \$1,055,000 Method: Sale Date: 23/10/2021

Property Type: House (Res) **Land Size:** 702 sqm approx

Agent Comments

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



