

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

22a Savanna Drive, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$852,500

Property Type

House

Suburb

Mooroolbark

Period - From

01/07/2021

to

30/09/2021

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 Brack Ct MOOROOLBARK 3138	\$850,000	08/07/2021
2	26 Lansell Rd MOOROOLBARK 3138	\$823,000	22/06/2021
3	4A Kambora Ct MOOROOLBARK 3138	\$800,000	05/10/2021

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:

23/11/2021 10:23



Property Type: Land
Land Size: 430 sqm approx
Agent Comments

Indicative Selling Price
 \$770,000 - \$840,000
Median House Price
 September quarter 2021: \$852,500

Comparable Properties



15 Brack Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 08/07/2021
Property Type: House
Land Size: 487 sqm approx



26 Lansell Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$823,000
Method: Private Sale
Date: 22/06/2021
Property Type: House
Land Size: 410 sqm approx



4A Kambora Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 05/10/2021
Property Type: Unit
Land Size: 376 sqm approx

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