## 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	22a Savanna Drive, Mooroolbark Vic 3138
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$770,000	&	\$840,000
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#### Median sale price

Median price	\$852,500	Pro	perty 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

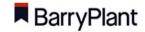
Add	dress of comparable property	Price	Date of sale
1	15 Brack Ct MOOROOLBARK 3138	\$850,000	08/07/2021
2	26 Lansell Rd MOOROOLBARK 3138	\$823,000	22/06/2021
3	4A Kambora Ct MOOROOLBARK 3138	\$800,000	05/10/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

4





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



