

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 86 Taylor Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$834,750 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

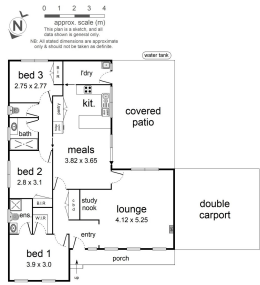
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	24 Summerhill Park Dr MOOROOLBARK 3138	\$920,000	17/12/2023
2	15 Corrong Cr MOOROOLBARK 3138	\$880,000	08/11/2023
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: 18/04/2024 10:44



86 Taylor Road, Mooroolbark



Rooms: 4
Property Type: House
Land Size: 1180 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median House Price
 March quarter 2024: \$834,750

Comparable Properties

24 Summerhill Park Dr MOOROOLBARK 3138 (VG) **Agent Comments**



Price: \$920,000
Method: Sale
Date: 17/12/2023
Property Type: House (Res)
Land Size: 1000 sqm approx



15 Corrong Cr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$880,000
Method: Private Sale
Date: 08/11/2023
Property Type: House (Res)
Land Size: 849 sqm approx

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.