

# 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

23 SHELDON AVE MOOROOLBARK

### Indicative selling price

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

Single price

\$\*

or range between

\$\* 680,000

&

\$ 720,000

### Median sale price

Median price

\$ 700,500

Property type

HOUSE

Suburb

MOOROOLBARK

Period - From

JAN 21

to

MAR 21

Source

realestate.com.au

### Comparable property sales

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
113 MANCHESTER ROAD MOOROOLBARK	\$ 720,000	21/4/21
14 BLUE BERRY ROAD MOOROOLBARK	\$ 700,000	31/3/21
68 DRYDEN CONCOURSE MOOROOLBARK	686,500	19/3/21

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:

23-4-21