

# 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 70 Taylor Road, Mooroolbark Vic 3138

### Indicative selling price

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

Range between \$700,000 & \$750,000

### Median sale price

Median price \$810,000 Property type House Suburb Mooroolbark

Period - From 01/04/2023 to 30/06/2023 Source REIV

### 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
10 Saxon Drive, Mooroolbark Vic 3138	\$730,000	14/08/2023
21 Swinburne Avenue, Mooroolbark Vic 3138	\$741,000	12/06/2023
23 Bridges Avenue, Mooroolbark Vic 3138	\$706,000	18/04/2023

This Statement of Information was prepared on: 03/10/2023