

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

1 Demartini Close, Mooroolbark Vic 3138

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$657,500

Property Type

Unit

Suburb

Mooroolbark

Period - From

01/04/2024

to

30/06/2024

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	4/94 Brice Av MOOROOLBARK 3138	\$638,000	28/06/2024
2	33 Cambridge Rd MOOROOLBARK 3138	\$580,000	18/06/2024
3	14 Primary St MOOROOLBARK 3138	\$605,000	17/06/2024

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:

21/08/2024 17:30



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$599,950

Median Unit Price

June quarter 2024: \$657,500

Comparable Properties



4/94 Brice Av MOOROOLBARK 3138 (REI)

Agent Comments

 2  2  1

Price: \$638,000

Method: Private Sale

Date: 28/06/2024

Property Type: Townhouse (Single)



33 Cambridge Rd MOOROOLBARK 3138 (REI) Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 18/06/2024

Property Type: Townhouse (Single)

Land Size: 80 sqm approx



14 Primary St MOOROOLBARK 3138 (REI)

Agent Comments

 2  2  1

Price: \$605,000

Method: Sold Before Auction

Date: 17/06/2024

Property Type: Townhouse (Res)