

# 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

25 Coolabah Street, 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 \$560,000 & \$610,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Mooroolbark

Period - From 01/10/2019

to 30/09/2020

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	5/357 Maroondah Hwy CROYDON NORTH 3136	\$610,000	22/06/2020
2	1/63 Mount View Pde CROYDON 3136	\$572,000	06/08/2020
3	119 Manchester Rd MOOROOLBARK 3138	\$571,437	20/08/2020

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:

25/11/2020 12:43



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**Property Type:** House  
**Land Size:** 876 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$560,000 - \$610,000

**Median Unit Price**

Year ending September 2020: \$580,000

## Comparable Properties



**5/357 Maroondah Hwy CROYDON NORTH 3136** **Agent Comments**  
(VG)

 2    -    -

**Price:** \$610,000  
**Method:** Sale  
**Date:** 22/06/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**1/63 Mount View Pde CROYDON 3136 (VG)** **Agent Comments**

 3    -    -

**Price:** \$572,000  
**Method:** Sale  
**Date:** 06/08/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**119 Manchester Rd MOOROOLBARK 3138** **Agent Comments**  
(REI)

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**Price:** \$571,437  
**Method:** Private Sale  
**Date:** 20/08/2020  
**Property Type:** House  
**Land Size:** 387 sqm approx