

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

62 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$895,000 & \$950,000

Median sale price

Median price \$880,000 Property Type House Suburb Mooroolbark

Period - From 01/04/2022 to 30/06/2022 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	1 Lebunya CI MOOROOLBARK 3138	\$952,000	14/04/2022
2	99 Hayrick La MOOROOLBARK 3138	\$920,000	21/03/2022
3	37 Bambra St CROYDON 3136	\$905,000	22/06/2022

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:

25/08/2022 16:37

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Indicative Selling Price
\$895,000 - \$950,000
Median House Price
June quarter 2022: \$880,000



Property Type: House (Previously Occupied - Detached)
Land Size: 869 sqm approx
Agent Comments

Comparable Properties



1 Lebunya CI MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$952,000
Method: Private Sale
Date: 14/04/2022
Property Type: House
Land Size: 953 sqm approx



99 Hayrick La MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$920,000
Method: Private Sale
Date: 21/03/2022
Property Type: House
Land Size: 851 sqm approx



37 Bambra St CROYDON 3136 (REI/VG) **Agent Comments**



Price: \$905,000
Method: Private Sale
Date: 22/06/2022
Property Type: House
Land Size: 867 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354