#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

sther Crescent, Mooroolbark Vic 3138
:S

#### Indicative selling price

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

Range between \$895,000 & \$950,000	Range between	\$895,000	&	\$950,000
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#### Median sale price

Median price	\$880,000	Pro	perty 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

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



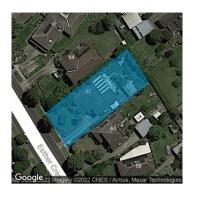
Date of sale



**Brent Earney** 9725 0000 0409 726 136 brentearney@methven.com.au

> **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)



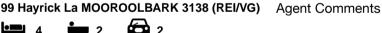


Price: \$952,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 953 sqm approx









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)





Price: \$905.000 Method: Private Sale Date: 22/06/2022 Property Type: House Land Size: 867 sqm approx Agent Comments

**Agent Comments** 

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



