

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

3 Esther Crescent, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$775,000 & \$815,000

Median sale price

Median price \$875,000 Property Type House Suburb Mooroolbark

Period - From 01/01/2024 to 31/12/2024 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	95 Esther Cr MOOROOLBARK 3138	\$818,000	24/12/2024
2	13 Aintree St MOOROOLBARK 3138	\$800,000	15/11/2024
3	74 Winyard Dr MOOROOLBARK 3138	\$848,000	24/09/2024

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:

05/02/2025 09:16



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Property Type: House
Land Size: 870 sqm approx
 Agent Comments

Indicative Selling Price
 \$775,000 - \$815,000
Median House Price
 Year ending December 2024: \$875,000

Comparable Properties



95 Esther Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

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Price: \$818,000
Method: Private Sale
Date: 24/12/2024
Property Type: House
Land Size: 932 sqm approx



13 Aintree St MOOROOLBARK 3138 (VG)

Agent Comments

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Price: \$800,000
Method: Sale
Date: 15/11/2024
Property Type: House (Res)
Land Size: 865 sqm approx



74 Winyard Dr MOOROOLBARK 3138 (VG)

Agent Comments

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Price: \$848,000
Method: Sale
Date: 24/09/2024
Property Type: House (Res)
Land Size: 858 sqm approx

Account - Woodards | P: 0390563899