

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

113 Manchester Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$722,500 Property Type House Suburb Mooroolbark

Period - From 01/10/2020 to 31/12/2020 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	149 Manchester Rd MOOROOLBARK 3138	\$677,500	06/10/2020
2	5 Krowera St MOOROOLBARK 3138	\$675,000	15/09/2020
3	25 Coolabah St MOOROOLBARK 3138	\$656,500	23/01/2021

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:

26/02/2021 12:02



 3  1  2

Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

December quarter 2020: \$722,500

Comparable Properties



149 Manchester Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$677,500
Method: Private Sale
Date: 06/10/2020
Property Type: House
Land Size: 436 sqm approx



5 Krowera St MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  2

Price: \$675,000
Method: Private Sale
Date: 15/09/2020
Property Type: House
Land Size: 875 sqm approx



25 Coolabah St MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$656,500
Method: Auction Sale
Date: 23/01/2021
Property Type: House (Res)
Land Size: 376 sqm approx