## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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	Address Including suburb and	113 Manchester Road, Mooroolbark Vic 3138	

postcode

Property offered for sale

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	Pro	perty Type House	e	Suburb	Mooroolbark
Period - From	01/10/2020	to	31/12/2020	Sour	ce 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.

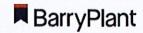
Ad	dress of comparable property	Price	Date of sale
1	149 Manchester Rd MOOROOLBARK 3138	\$677,500	06/10/2020
2	5 Krowera St MOOROOLBARK 3138	\$675,000	15/09/2020
3	25 Coolabah St MOOROOLBARK 3138	\$656,500	23/01/2021

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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This Statement of Information was prepared on:	26/02/2021 12:02









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)





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)







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

25 Coolabah St MOOROOLBARK 3138 (REI)







Price: \$656,500 Method: Auction Sale Date: 23/01/2021

Property Type: House (Res) Land Size: 376 sqm approx







Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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