



## STATEMENT OF INFORMATION

32 LARBERT ROAD, MOOROOLBARK 3138

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

32 Larbert Road Mooroolbark VIC 3138

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$771,100

Property type

House

Suburb

Mooroolbark

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

19A Blaxland Court Mooroolbark VIC 3138	\$930,000	06-Aug-21
5 Nambour Drive Mooroolbark VIC 3138	\$950,000	22-May-21
36 Bimbadeen Drive Mooroolbark VIC 3138	\$915,000	23-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 14 October 2021



**19A Blaxland Court Mooroolbark VIC 3138**

4
 2
 2

Sold Price **\$930,000** Sold Date **06-Aug-21**

Distance **0.61km**

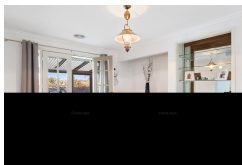


**5 Nambour Drive Mooroolbark VIC 3138**

4
 2
 -

Sold Price **\$950,000** Sold Date **22-May-21**

Distance **1.31km**



**36 Bimbadeen Drive Mooroolbark VIC 3138**

4
 2
 2

Sold Price **\$915,000** Sold Date **23-Apr-21**

Distance **1.36km**

RS = Recent sale      UN = Undisclosed Sale

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