

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 36 Pine Road, Mooroolbark, VIC, 3138

Indicative selling price

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

Range between \$*690,000 & \$750,000

Median sale price

Median price \$802,650 Property type House Suburb Mooroolbark

Period - From 25/5/2022 to 24/5/2023 Source realestate.com.au

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 – 18 Charlwood Drive, Mooroolbark, VIC, 3138 | \$722,000 | 8/2/2023 |
| 2 – 103 Pembroke Road, Mooroolbark, VIC, 3138 | \$710,000 | 24/2/2023 |
| 3 – 23 Bridges Avenue, Mooroolbark, VIC, 3138 | \$705,000 | 15/4/2023 |

This Statement of Information was prepared on: 24/5/2023