

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

21 The Briars, Mooroolbark Vic 3138

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Mooroolbark

Period - From

02/07/2023

to

01/07/2024

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	36a Rolling Hills Rd CHIRNSIDE PARK 3116	\$812,500	14/05/2024
2	16 Buxton St CHIRNSIDE PARK 3116	\$807,500	06/06/2024
3	3/23 Rouke St LILYDALE 3140	\$775,000	06/06/2024

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:

02/07/2024 10:34



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

02/07/2023 - 01/07/2024: \$840,000

Comparable Properties



36a Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$812,500

Method: Private Sale

Date: 14/05/2024

Property Type: House (Res)



16 Buxton St CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$807,500

Method: Private Sale

Date: 06/06/2024

Property Type: House (Res)



3/23 Rouke St LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$775,000

Method: Private Sale

Date: 06/06/2024

Property Type: Townhouse (Res)